

# RUSH'S DWELLINGS



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Publishers Grand Rapids







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PLATE 53.

## "Inside Modern Homes"

IS A BOOK OF PHOTOS OF ARTISTIC ROOMS WITH THEIR COLOR SCHEMES AND FULL DESCRIPTIONS; ALSO A HOST OF ORIGINAL SUGGESTIONS WHICH WILL GREATLY HELP YOU TO PRODUCE BEAUTIFUL ROOM EFFECTS AND WITHOUT LAVISH EXPENDITURE

It's \$1.00, Postpaid, and your money back if you are not WELL PLEASED. ....

.....A. Linn Murray,

DES'R, DEC'R AND FURN'R,

GRAND RAPIDS, MICH.



# CABOT'S CREOSOTE SHINGLE STAINS



CLARENCE S. LUCE, ARCHT N.Y. CITY.

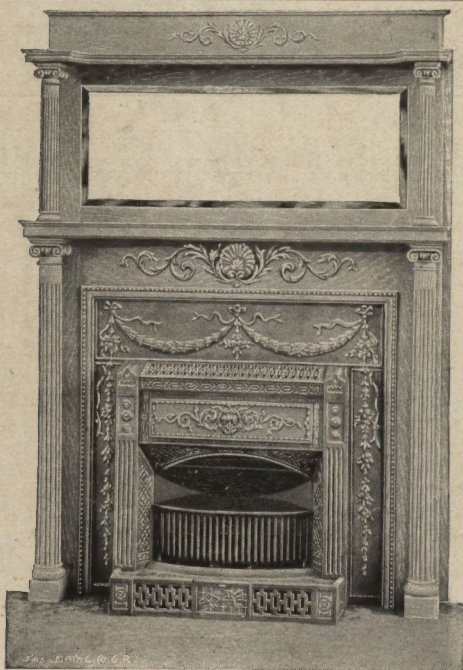
Have all the distinguishing points of excellence of the first-class article—the clear transparency and soft depth and richness of color impossible to obtain except by use of the best pigments and the most careful and skillful preparation. No blackening, no muddy effects, no lifeless colors.



## CABOT'S SHEATHING AND DEAFENING "QUILT."

A scientific insulator and deafener, one layer of which is equal to six of rosin-sized paper, or three of the best felts. More effective, more durable, and one-half cheaper than back plaster. Samples and circulars sent on application.

**SAMUEL CABOT, SOLE MANUFACTURER,**  
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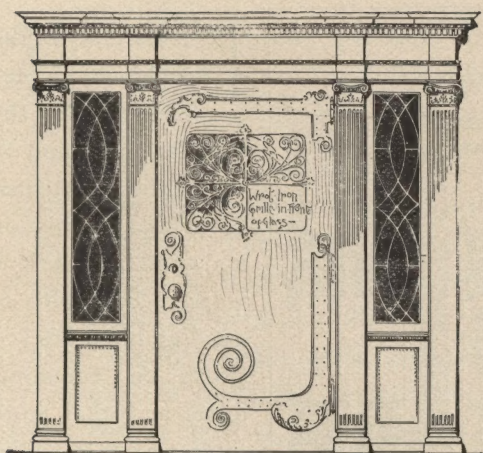


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Differs from all other open Fire Places,  
HAS THE RETURN  
DRAFT PRINCIPLES  
of a hard coal stove,  
Burns hard or soft coal, gas,  
coke or wood with equal  
economy, is a  
PERFECT AIR  
CIRCULATOR and heater,  
Utilizes 90% of the heat  
with almost perfect combustion of fuel,  
Operates with ONE-HALF  
THE EXPENSE of any  
other grate  
ARTISTIC WOOD  
MANTELS and grate goods  
DIRECT TO THE USER.  
Catalogue for the asking.

**Aldine Manufacturing Co.**  
GRAND RAPIDS, MICH.





COLONIAL ENTRANCE

THE result attained rests usually with the owner. A good beginning will save you from annoyance and sad disappointment, and will bring pleasure in seeing the raw material grow into

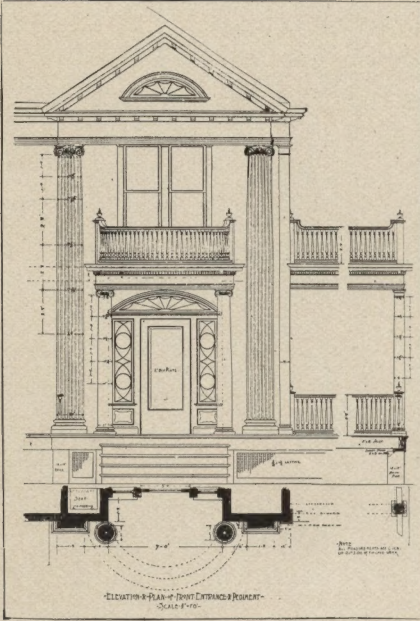
Start  
Right.

the ideal home. Nothing forgotten, everything in its place and a place for everything, and all of which is the result of proper study and a knowledge of the work in hand.

Much has been written and said about different styles and their adaptation to some buildings. But we find, however, that there are certain broad principles upon which those who have gone into the matter deep enough will agree. Our ability to apply it depends altogether upon our training and experience. And while this is not always easy of application, it is always more or less our guide. Our ability to apply it depends upon our artistic perception and education.

A  
Question  
of  
Taste.





PORCH AND ENTRANCE, DETAIL, NO. 110.

result obtained will always speak for itself. We have always been fortunate in having a large practice, not only in house-building, but in the erection of large public buildings which are going up to-day in different parts of the United States. And with our years of experience we think we can not only save you money, but give you the advantage of the most modern ideas in construction, design and decoration.

IT is the duty of the architect to try and guide the popular taste and to distinguish between the whims of fashion and good, meritorious work. Examples of good architecture improve on acquaintance, and the more often we see them the more we find to admire. We have, in our private practice, tried to keep this before us, and the re-



THE designs shown in this book are the result of years of compilation and have all had careful study and we think will meet the requirements of various classes.

The  
Designs.

You can understand how utterly impossible it is to show all of the special good things of a house in so small a reproduction ; but all are very complete and contain original ideas in the way of home comforts. Many rooms being almost complete in themselves, having built in side-boards, mantels, nooks, seats, buffets, etc., etc. All that is required to make the model home, we think, in these plans, each in its class.

To those who have homes to remodel we will be glad to correspond with them, and can make a personal inspection if desired. And to those who contemplate putting a large amount into a home, and desire original work, we will always be glad to give you our suggestions, terms, etc., upon request. Hoping the perusal and study of this work will add many new friends who are interested in "Homes," we are

Sugges-  
tions.

Very gratefully,

E. A. RUSH & CO.



# General Information.

## ESTIMATES.

The estimates given for dwellings shown in this book usually include everything requisite and necessary to complete the house and to render the same fit for occupancy.

## GENERAL DRAWINGS.

The general drawings consist of complete plans of the building at every floor level, such as foundation, cellar or basement plan; principal floor plan; second floor plan; plans of the attic and roofs; elevations of the front, sides and rear; longitudinal and cross-sections, all properly figured and ready for builder.

## DETAILS.

A full set of details accompany each set of general drawings, showing in profile, plan and elevation, the construction and style of finish for both exterior and interior, and are prepared for shop and constructional use.

## SPECIFICATIONS.

The specifications include everything required and necessary for a contract with the builder and so as to fully protect the owner's interest, besides giving a full and complete description of all that enters into the construction and finish of the house in every particular, and so that they will co-operate with the drawings to their full intent and meaning.

## HOW TO ORDER PLANS.

As an assurance of good faith we require one-third of the price given to accompany the order for plans and specifications. Give the selection made by number and make such suggestions as you desire, always giving your name and address plainly, and it will receive prompt attention.



### BILLS OF MATERIAL.

Complete bills of material will be furnished for the house selected upon receipt of an order accompanied with its actual cost to us. For all houses costing less than \$3,000, \$5 must accompany the order, for all houses costing over \$3,000 and under \$10,000, \$10 will be charged; over \$10,000, \$15. These bills of material are made with reference to the requirements of the owner, and are not to be confounded with the ordinary carpenter's bill.

### CHANGES OF DESIGNS OR PLANS.

Changes will be made in the designs or plans to meet the requirements of the client, and only such charges will be made as may be required to cover the cost to us.

### SPECIAL DESIGNS AND PLANS.

Should you be unable to make a selection from this book, we will quote you a special price for the preparation of new designs and plans, upon receipt of a rough outline of what you want, accompanied with the necessary stamps for reply.

### TIME NECESSARY.

We have one of the best equipped offices in America, but considering that our work extends over the entire country, you should send your orders early, giving us the benefit of all possible time, say from two to three weeks.

### DUPLICATE PLANS.

Duplicate plans complete will be furnished when desired, if ordered with the original plans, at one-third the price of the first set.



HOUSE No. 101 shown on the opposite page is a large colonial dwelling, planned to meet the requirements of the most affluent, and contains 14 rooms, large and spacious, arranged with entertainment rooms, public and private rooms and private and service rooms, with its closets, bath, lavatories, mantels, nooks, porches, verandas, balconies, etc., making it one of the most pleasant dwellings of moderate cost that could be desired.

The cellar story is set out with fuel and heating rooms, cellars and laundry.

The general finish of hard wood, and can be built at a cost of \$6,500 to \$8,000.

Plans, specifications and details for \$75.00.



DRAWING ROOM





Design 101.

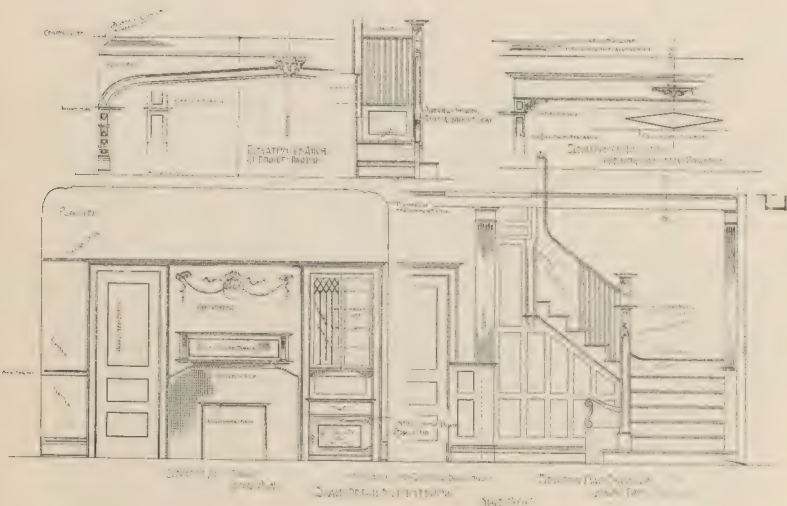
\$8,000



**H**OUSE No. 102 shown on the opposite page is a twelve room house, designed for erection on a fifty foot lot, and arranged with reference to the best effects in light, furniture and drapery, and without sacrificing the most perfect convenience. Its lavatories, bath, closets, pantries, alcoves, bays, porches and verandas are abundant in their provision for all needed requirements.

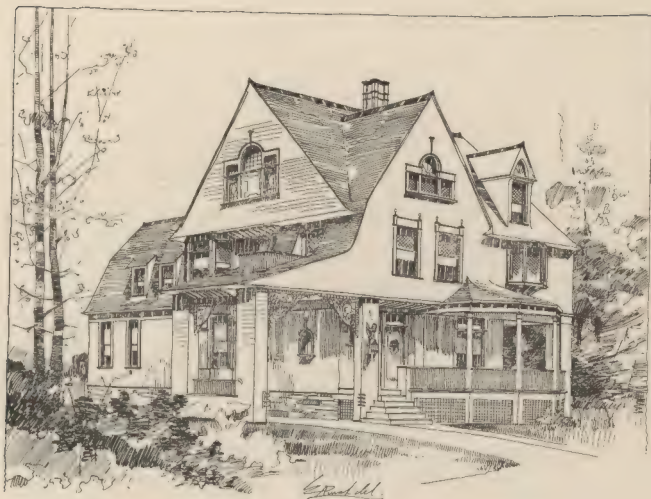
A large finished attic story and cellar not particularly shown, but arranged for all the necessities of a first-class house, and all appropriately finished at a cost not to exceed \$7,000.

Plans and specifications with details ready for the builder, \$70.00.



DINING ROOM AND STAIRS--HOUSE NO. 102.





Design 102.

\$7,000.00

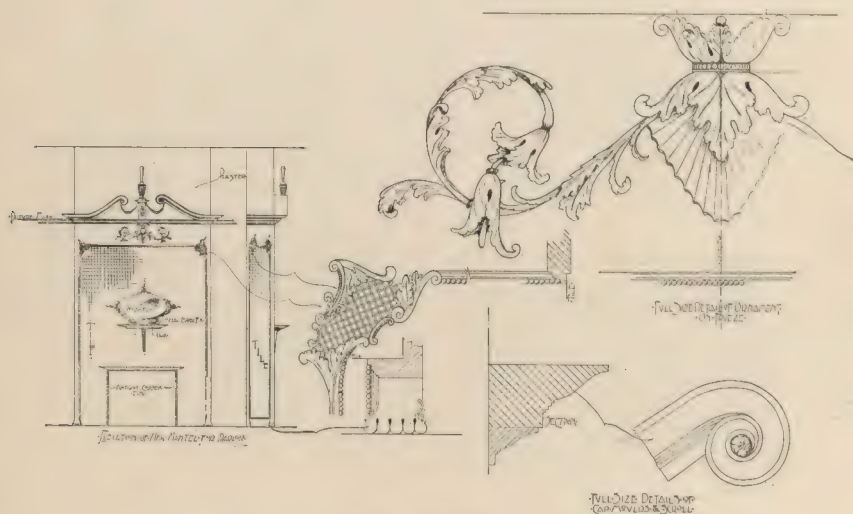


HOUSE No. 103 shown on the opposite page is a ten room house, built with a combination of stone, pressed brick and wood, with large roomy tiled terraces and verandas with roofs of tile, and the whole disposed in such a manner as to produce the most telling effects; and with shadows deep and intense it has a most striking and rich appearance.

The house elaborately and richly finished throughout, heated by steam, and completed in the most modern style at a cost of about \$15,000.

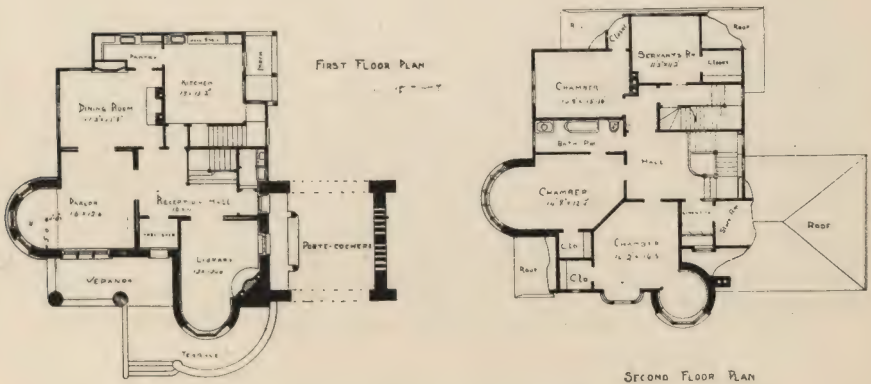
Some idea of its interior elegance may be had by looking at plate No. 141, where the dining room is shown.

Plans, specifications and details complete, \$150.00.



PARLOR MANTEL.





FIRST FLOOR PLAN

SECOND FLOOR PLAN

Design 103.

4167000

THE house shown on the opposite page, built of stone, pressed brick and wood with copper bay, broad terraces and large verandas having tile floors and stone steps, and the whole tastefully and delicately ornamented with classical enrichments, makes it one of the most attractive architectural gems of modern times. Its accommodations will be found to meet the requirements of the most æsthetic taste.

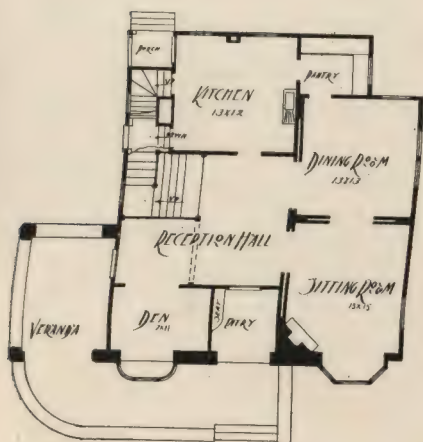
Designed with a basement laundry and summer kitchen, with cellars, heating and fuel rooms, and the whole fitted up with the most modern conveniences so as to render the comfort of its occupants complete and perfect without unnecessary and extravagant space and consequent expensive living, makes it one of the most desirable dwellings for a small family. But so planned that additional room can be added without marring its beauty or distorting its proportions, and without loss on account of its present arrangement.

The main entrance is through a recessed porch, finished throughout with marble, and a beautifully carved entrance door admits you into a large reception hall with access to all the rooms of the house. On the left is a beautifully finished den, with gas grate, upholstered seat, with book cases and other conveniences appropriate to this department. A richly decorated staircase leads up through a colonade to the second story, forming a balcony which overlooks the reception room below. Under this staircase is provided an outside entrance to the basement story, and on a level with the walks. This entrance is also connected with the service thoroughfares of the house and so that the work of the house can be carried on without disturbing the quiet of family rooms.

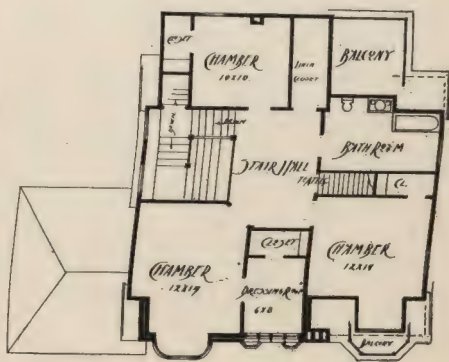
The house is provided with suitable bath and lavatories, together with its closets, dressing and linen rooms, a large attic, and can be built at the low cost of \$6,500.

Plans, specifications and details complete, \$65.00.





FIRST FLOOR PLAN



SECOND FLOOR PLAN

Design 104.

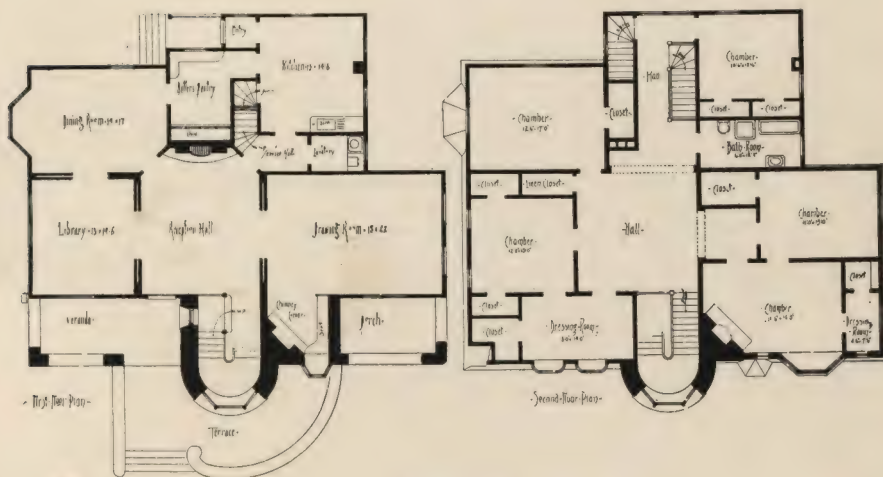
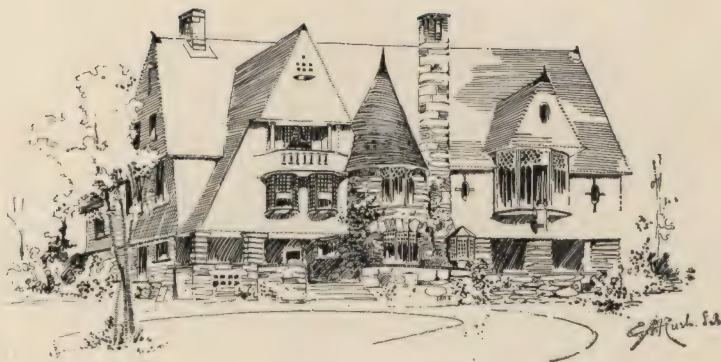
\$6,500

THE house shown on the opposite page is planned with reference to such accommodations, less common in the ordinary dwelling, as will meet the requirements of those who are more accustomed to the entertainment of their friends and neighbors. The drawing room is a special feature of this house, and while the most adequate wall space is provided for furniture and other fixtures, the usual firm and chilling regularity so antagonistic to the spirit of social enjoyment, is avoided by the introduction of a chimney corner fitted up with upholstered seat and a grate, and in such a way as to be most cheerful and effective in decoration and furnishings. Its connection with the hall and library need scarcely be mentioned, as their adaptability to such a house will be too apparent upon examination of the plans. With its other conveniences, such as a large attic, basement story, its broad terraces, verandas, porches and balconies, disclose its most synthetical perfection.

This house can be built at a cost of from \$12,000 to \$15,000.

Plans and specifications complete, \$150.00.





Design 105.

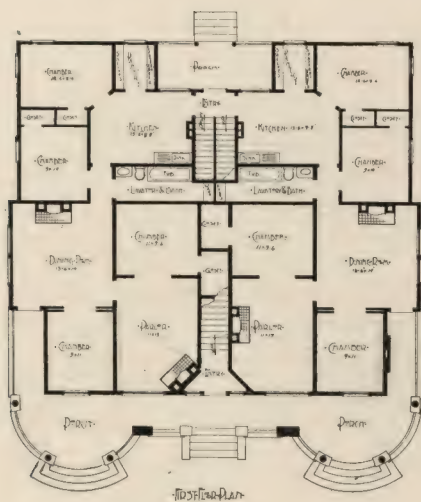
\$12,000 to \$15,000

THE flat shown on the opposite page is designed to utilize a small lot to the best advantage and obtain a paying investment. This flat contains four seven-room houses so arranged that each occupant will be entirely independent of the other and at the same time provided with all the conveniences of a detached house. The accommodations of each house are all that is usual and customary in seven-room houses and will be found ample to meet the requirements of those who seek space in buildings of this character.

This building can be erected at a cost of \$6,500.

Plans and specifications complete, \$65.00.



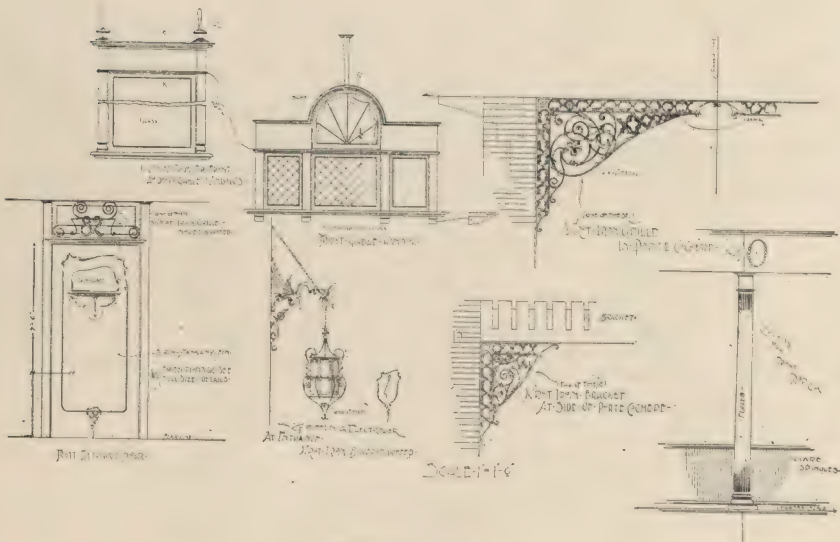


Design 106.

69500

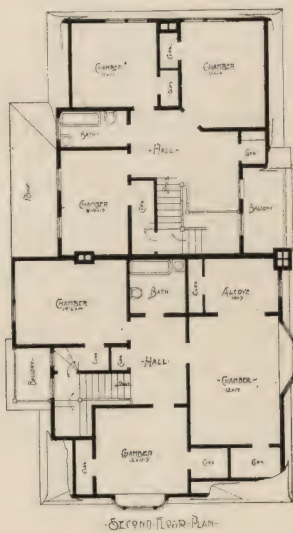
THE double house shown on the opposite page is designed for a corner lot 40 or 50 feet in width and contains two six-room houses and so arranged that the yard space may be divided between the two families. The accommodations are such that each house is provided with cellars, fuel and vegetable rooms, baths, closets, back and front stairs, porches, verandas and balconies, and can be built at the low cost of \$3,500.

Plans and specifications complete, \$35.00.



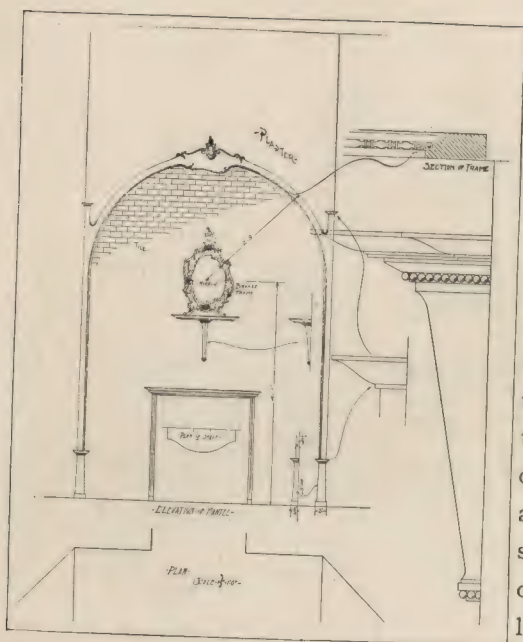
EXTERIOR DETAILS.





Design 107.

423500



PARLOR MANTEL.

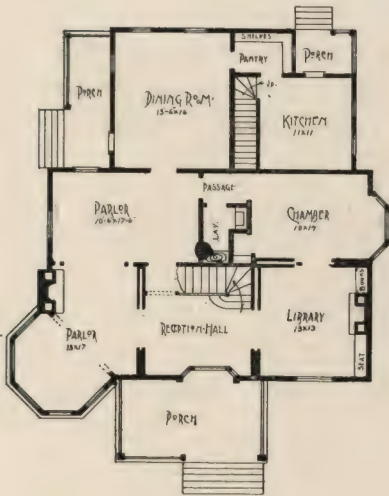
THE beautiful house here shown erected on a 50 foot lot, designed for construction at low cost, contains 12 rooms with large reception hall, front and back stairs, with its baths, lavatories, closets and dressing room. Its accommodations are such as to make it one of the most home-like dwellings that could be desired.

The back and front parlors have special significance in the matter of providing a morning room, and communicating as it does directly with the hall and family chamber and provided with lavatory conveniences, which, upon examination, will be found to meet the requirements in every particular. As is shown, the morning room is merely an extension or prolongation of the drawing room itself. And as far as the shape is concerned, it will be noticed that its greatest desirability is that of separating the company into smaller and more congenial groups, rather than the massing of them into an awkward and unmanageable body, which is the almost invariable tendency of all square rooms.

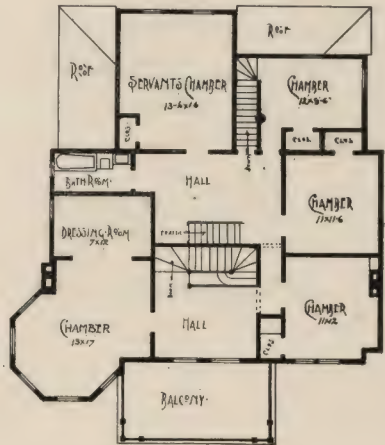
This house has a large roomy attic and cellars with fuel and heating rooms, and can be built complete at a cost of from \$3,500 to \$4,000.

Plans, specifications and details complete, \$35.00.





FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

Design 103.

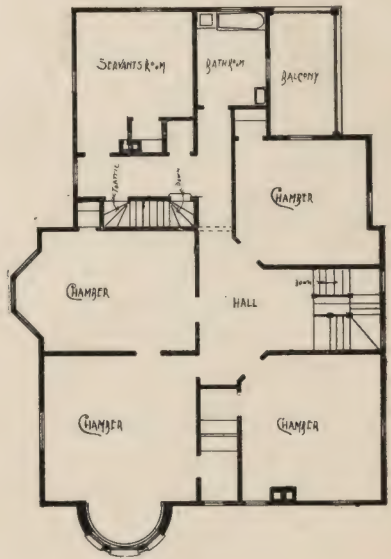
THE city residence shown here is a ten room house with front and back halls. The front entrance, bay and terrace are built of stone laid up in random rubble form and presents a very picturesque and yet imposing appearance. Its accommodations are most complete and suitable for a house of its class. The basement story is set out with laundry, fuel, heating, cellar and storage rooms; the attic is large and spacious and finished complete. The finish is of hard wood in different varieties and brought out in natural grain.

The library is designed more as a general family reading and writing room than for the professed litterateur, but is amply provided with book space to the extent, at least required by the business man. A deeply recessed window seat and projecting bay make the conveniences of this room all that could be desired.

The house is heated by furnace and can be built at a cost of about \$4,000.

Plans, specifications and details, \$40.00.





FIRST FLOOR PLAN

Design 109.

THE beautiful colonial house shown on the opposite page is a seven room house, designed with reference to low cost and yet obtain an imposing exterior without sacrificing the interior. Its accommodations are at once apparent; the value of the drawing room is obtained in the combined arrangement of the reception and sitting room which open together with an area of fifteen by thirty feet, and providing a sufficient irregularity for the proper grouping of the company while being entertained.

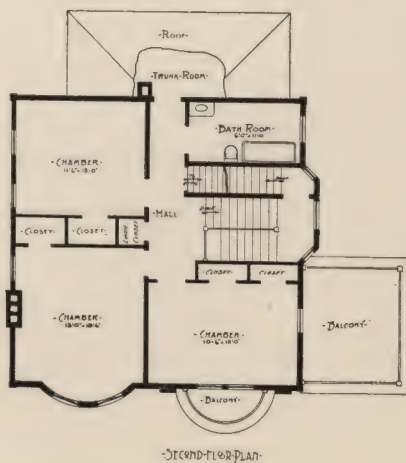
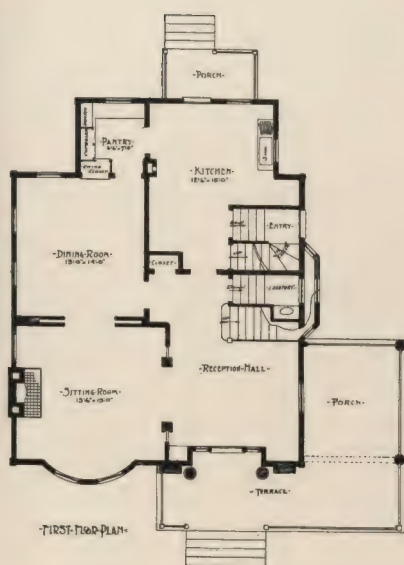
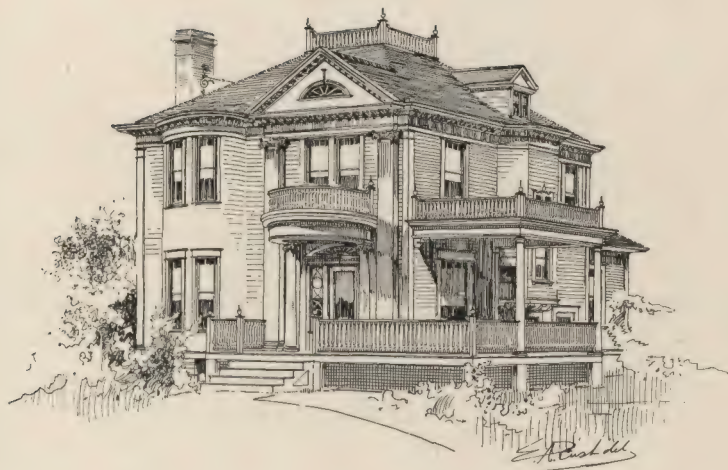
An artistically constructed stair case, occupying a corner of the reception room, with a broad landing in a hanging bay, produces an effect in the distribution of light and shade that not only makes its surroundings beautiful but begets a cheerfulness not easy to obtain by other means of decoration. Under this staircase, and a few steps below the principal floor, is an artistically arranged lavatory.

Under the back stairs, and communicating with the kitchen is an entrance to the cellar story directly from the level of the walks of the house, and accordingly providing the most convenient means of reaching the laundry which is located in this part of the house.

With its many other features and its remarkably fine chambers, we consider this house a marvel of perfection, and can be built at a cost of \$2,500.

Plans, specifications, etc., \$30.00.





Design 110.

THE double house shown on the opposite page is a slight departure from the ordinary method of building double houses. Its economy and advantages, however, will be seen at a single glance. The placing of two families under one roof and so providing for their needs as separately as though they were occupying different houses on different lots must certainly commend itself to all seeking an investment of this character. The two six-room houses shown here, the one over the other, provide all the accommodations, in each house, usually furnished in any six room house, including cellars, laundry, fuel and heating.

Designed for erection on a fifty foot lot and can be built at a cost not exceeding \$4,000.

Plans, specifications and details, \$40.00.





Design 111.



CHAMBER--HOUSE NO. 104.

THE house shown here is indeed the *multum in parvo*, when considering low cost houses, having a capacity of 9 rooms, with large central hall and grand staircase, which produces a most imposing and rich ap-

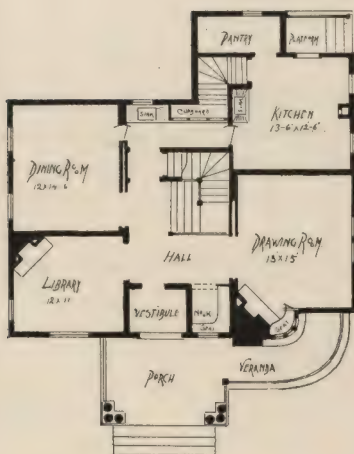
pearance with pleasing and satisfying effects. The special and most important features of the drawing room, which is connected across the hall with the library, are not forgotten here, in the provision of proper relief made by the introduction of a chimney corner with upholstered seat and a fire place, and so disposed as to be most effective in decoration.

Among the special features in this house might be mentioned the bed rooms: While comfort in the sleeping rooms of a house are naturally the first consideration, yet if one should fail to give the matter of quiet beauty and picturesqueness the attention its importance demands we should feel that we had failed of meeting the demands of proper association and the most common ideal of such an apartment. These with the many other features necessary to a desirable home will be found in the plans most advantageously set out.

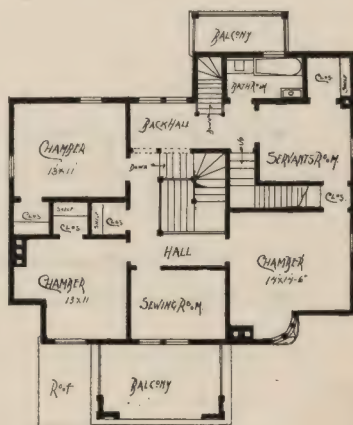
Cost to build, \$3,500.

Plans, specifications, etc., \$35.00.





FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

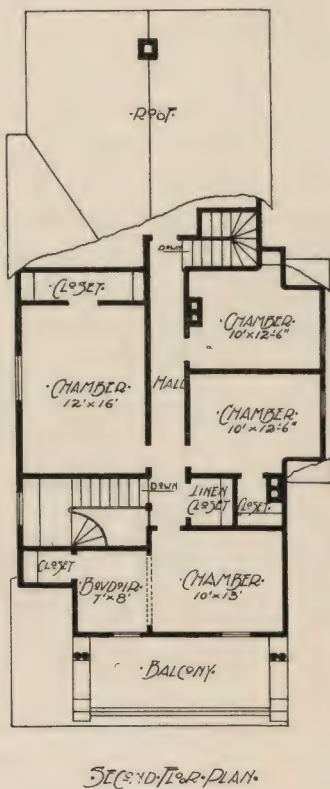
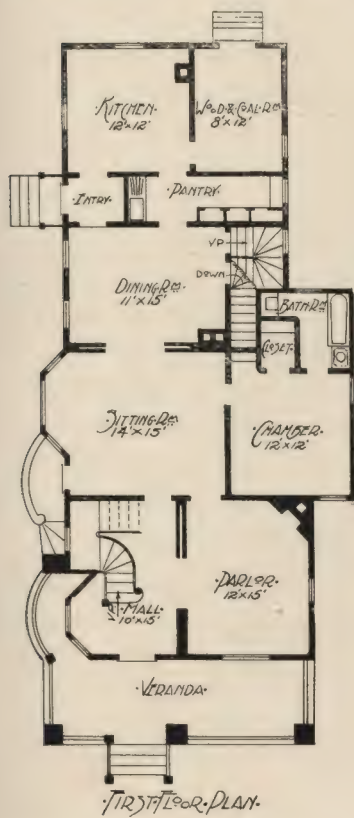
Design 112.

THIS house, shown on the opposite page, designed for a narrow lot, is indeed one of the most homelike places for a quiet family life that could be desired. It contains ten rooms with back and front stairs, hall, entry, pantries, closets and bath. A large cool and pleasant veranda with half covered balcony over. While a reasonable amount of consideration is given to the service requirements of the house, its most important feature is perhaps seen in its arrangement, which has special reference to the social interests of the household or "the family together," not however to the exclusion of friends or their consistent and proper entertainment, for the parlor, hall and sitting rooms are so disposed that they may be made to yield at once to the requirements of such service, without disturbing the other functions of this portion of the house.

With ample cellars, fuel and other rooms; can be built at the very low cost of \$3,000.

Plans, specifications and details, \$30.00.





Design 113.

THE house shown in the accompanying cut has ten rooms with central hall and stairs. Its principal colonial features are the main entrance, porches, verandas and balconies. The large and massive entrance door surrounded with side and head lights set in appropriate colors betokens the character and richness of the house, entering through a tiled vestibule into a large and spacious hall, facing a beautiful and richly finished staircase, which is built with reference to its most advantageous decoration. Among the important accommodations of this house might be mentioned the dining room. As we know from the remains of the Roman houses, the Triclinium or dining room was usually arranged so that one side opened out into the garden, and the interior richly decorated to represent nature. The table occupying the center of the room was surrounded by couches on which the guests reclined while being served by slaves; and the apartment generally was made as luxurious as possible. Although the modern American dining room, through a certain degree of formality of design, may, to some extent, have fallen into a gloomy fashion, we have at least preserved for it something more than a mere eating box, and the one who fails to give this portion of the house due consideration will find himself in the midst of difficulties not easily remedied.

This house can be built at a cost of \$4,500.

Plans, specifications and details complete, \$45.00.



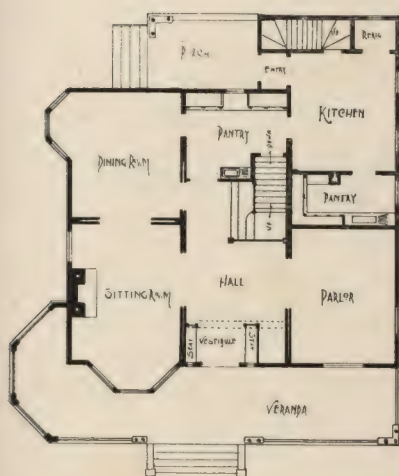
Design 114.



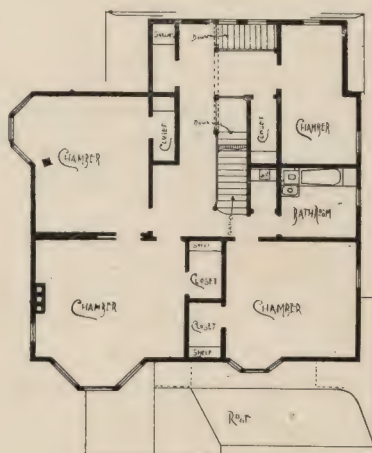
THIS beautiful eight room house, shown on the opposite page, may be specially noted for its enduring richness of design. With its terraces, balconies, bays and verandas so tastefully disposed, and each being the result of the most practical requirement, lends a most enduring attraction not often seen in dwellings of its class. Its accommodations are of a high character and with its abundant closets, store rooms, baths, toilets, pantries and lavatories, fuel, heating, laundry and cellar rooms, one cannot fail to be impressed with the fact that every advantage has been secured. Among the important features in this model dwelling might be mentioned the kitchen, that portion of the house to which the servant makes no ordinary claim. Aside from the requisite provision for a range, which must include a cold oven for heating plates, the sink with draining shelf, the working table and the dresser, its location and outlook is of greatest moment. Its windows should not overlook that part of the premises where members of the family are likely to congregate, as the tennis courts, summer houses and like places. It should have a separate entrance from the servants porch, and should also have direct communication with the back stairs and all other kitchen storage and service rooms.

Can be built complete at a cost of \$4,800.

Plans, specifications and details complete, \$45.00.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

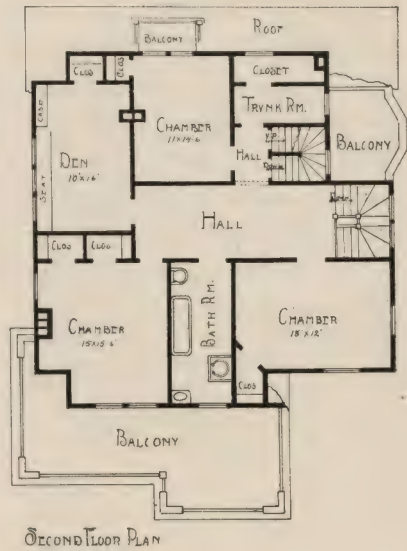
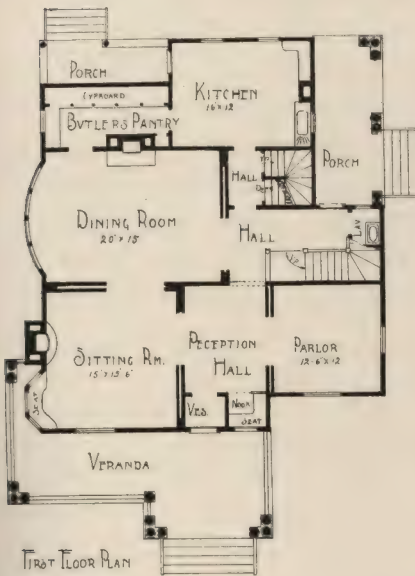
Design 115.

THE nine room house shown on the opposite page has special significance, not only in its elegant exterior, but because of its double advantages in entertainment. It will be noticed that the drawing room advantages, which comprise the sitting room, reception hall and parlor are isolated from the main stair hall and yet preserving the public and private thoroughfares of the house. The den is located on the second floor directly connected with the main stair hall, which also connects with the side veranda, and completes an arrangement too often sought but seldom obtained, i. e., the Mr. and Mrs. of the house may each be engaged in the entertainment of their own special company at the same time without conflict or confusion, and each having the much desired veranda conveniences entirely separate from each other and accordingly without disturbing the general family quiet and comfort of the house. The dining room has an open fire place with an onxy front and buffet over, which is quite befitting a house of this character.

Its accommodations are such as to make this double service complete and perfect. The house is provided with large and commodious attic; a cellar story with laundry, fuel, vegetable, fruit, wine, furnace and other necessary rooms, and the whole is a model of synthetical perfection. Built at a cost of \$4,000.

Plans, specifications, etc., complete for \$40.00.





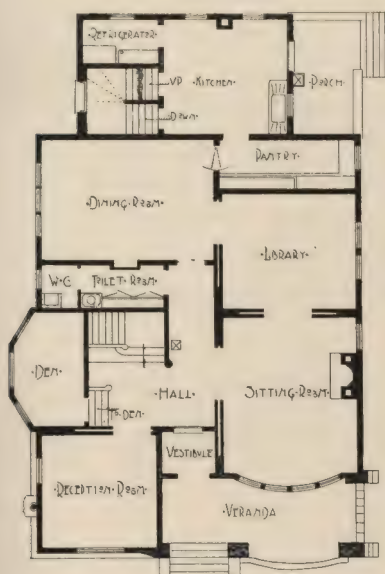
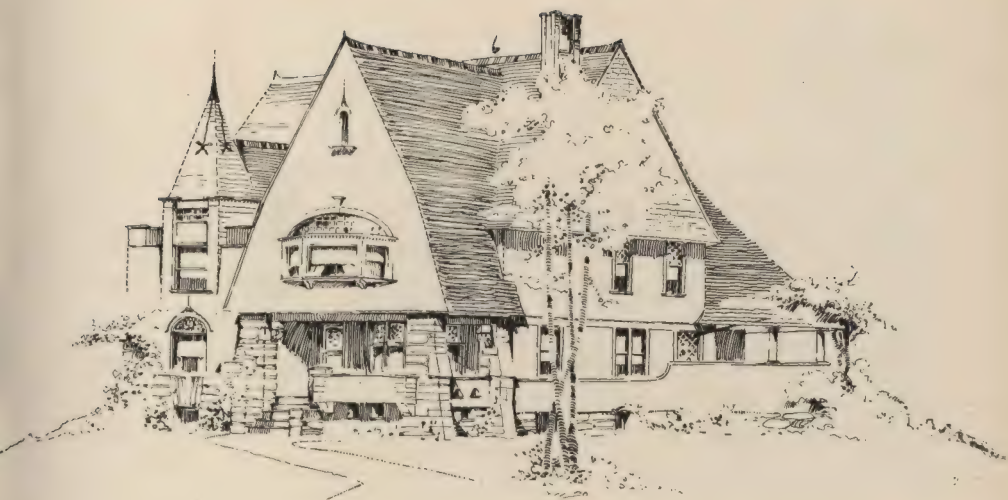
Design 116.

THIS twelve room house built of stone and wood combined in such a manner as to produce a quiet air of dignity, not very common in houses of moderate cost, that does not fear to stand alone. Being without any of the gingerbread grotesqueries or fantastic shapes, such as memory might retain after a disquieting dream, it appeals to the more sensible and artistic appreciation of enduring and satisfying effects.

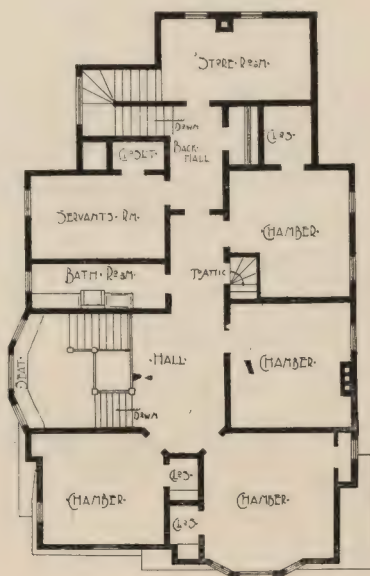
Among its many and most desirable accommodations that might be specially mentioned here is the den or study. The importance of a retreat where one can be quiet and alone with his thoughts, where the door can be locked and absolute seclusion secured, can hardly be overestimated. But aside from its proper location such a place should be appropriately finished and fitted up with the conveniences its seclusion demands. The exact requirements for a den may be as varied as the creature inhabiting it. But to meet the general demand, it must be so planned as to admit of niches, cupboards, racks, bookcases and provisions for hangings and the care of souvenirs and collections which may betoken the pet hobbies of its owner, i. e., the hunter will mark this spot with relics of the field and forest; the literary man with books; the artist with rare pictures, and the smoker with pipes, tobacco and cigars.

This house can be built at a cost of \$6,000.

Plans, specifications and details complete, \$60.00.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Design 117.



THE thirteen room house shown here is one perhaps in which the interior requirements of comfort and convenience are made to yield most abundantly to exterior beauty and elegance; disclosing the simple truth that a well planned interior cannot fail in its co-ordinate consequences of producing the most pleasing and picturesque results. Its natural harmony and consequent beauty is essentially so devoid of all traces of the ordinary struggle to adapt to superabundant corners and angles features which bear no relation to them, that the highest order of development, which ceasing to be merely a question of arrangement and involving the duty of weighing the claims of various conflicting interests, have been most skillfully adjusted in a way to produce the best average results.

Its accommodations, with back and front halls, its public and private and private and service thoroughfares, its service porch and family verandas and broad terrace, its secluded study and den with lavatories, baths, dressing rooms, closets and chambers, attic, cellar and laundry conveniences, can scarcely fail of the most favorable impression, and in practical effects most satisfying.

This house can be built at a cost of \$5,000 to \$6,500.

Plans, specifications and details complete, \$50.00.



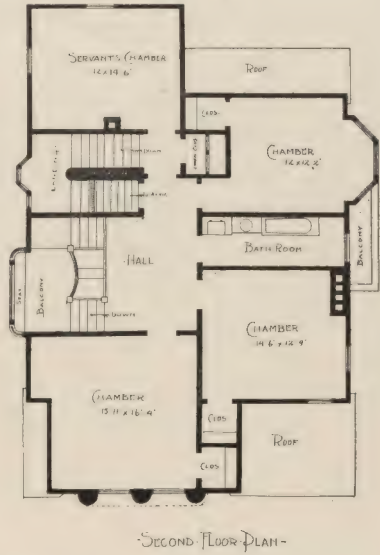
Design 118.

THE eight room house shown here was designed to meet the requirements of a family of moderate means, and yet possess the elements of considerable advance in life. With its stone porch, hanging bays and balconies, its classical windows and the other features, makes the spot where it stands the most notable in its vicinity. Its accommodations are such as would meet the requirements of the most æsthetic. Entering from the front through a tiled vestibule into a large central hall where direct communication is had with all the family rooms of the house, together with the lavatory which is located just under the main stairs, and over which is a projecting balcony formed in a large and roomy stair landing, which also projects into a hanging bay that overlooks the lawns and garden surroundings, as well as combining the most picturesque view of the first and second stories of the grand hall, which is a most prominent feature here. For entertainment, the sitting room, reception room and hall are most beautifully grouped into a grand drawing room convenience, and upon special occasions the dining room can also be utilized without sacrificing its special function. The cellar story is reached through an entrance on a level with the walks of the house and just under the back stairs; where communication is rendered most practical and easy by means of its independent service hall. Its kitchen and pantry with the refrigerator room attached is unsurpassed for convenience and perfection.

Built at a cost of \$3,500.

Plans, specifications, etc., complete, \$35.00.





Design 119.

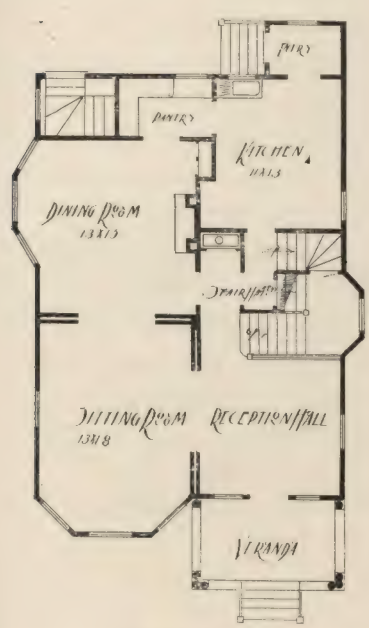
THE eight room house shown here is one of the most beautiful and attractive frame dwellings that skill could produce for a very small sum of money. The lines are a veritable tracery of art and genius traversing all sides of its beautiful facades.

In its accommodations the same unchangeable law of perfect planning, which mark the skill of the capable designer, is most vividly portrayed in every line; with its easy and perfect communication to every part, its most uniform and perfect distribution of light and air, with its consequent easy and perfect ventilation, makes a dwelling indeed in which the most is made of nature's wonderful provisions for our comfort. The stairs with their usual landings or stations of rest are most artistically disposed in the corner of the reception room and the light is brought in from a hanging bay, with its rays distributed through the paneled and spindled enclosure in a way that produces the most gratifying results. The lavatory is inclosed in a neat paneled case with doors to open when its use is required. The cellar story is partitioned into laundry, cellar, fuel and furnace rooms, the floors of which are cement and the whole finished in a manner befitting a house of its class.

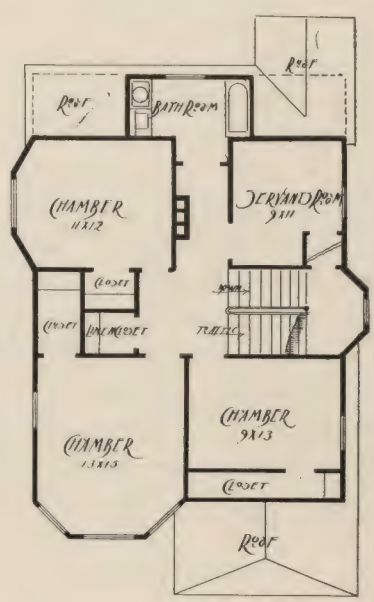
Cost to build, \$3,000.

Plans, specifications and details, \$35.00.

*Handwritten signature: L. H. H. H. H. H.*



*FIRST FLOOR PLAN*



*SECOND FLOOR PLAN*

**Design 120.**

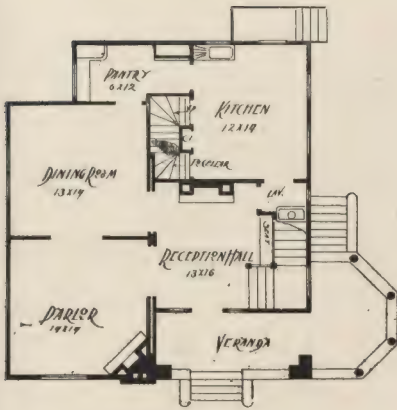


**I**N the eight room house here shown we have a demonstration of the fact that the right plan in any given case—the basis of the finished structure in all its completeness and the true origin of its expression—was never result of a haphazard arrangement of parts, but is the orderly outcome of careful, systematic and prolonged study on the part of the designer. Differences of plan, marked irregularity and multiplicity of parts are not evidences of skillful planning, but rather the reverse. The plan of simple parts and orderly arrangement, which fulfills its functions directly and easily, is always an indication of its high character.

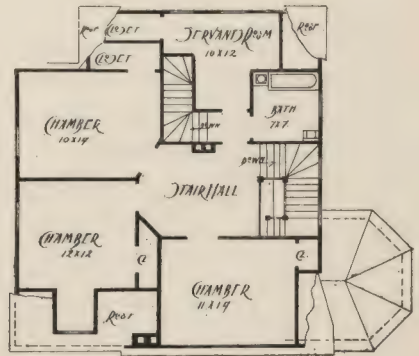
Among the accomodations in this house might be mentioned the bath room, which like every other room in a properly planned dwelling, comes in for its share of attention. It is too apt to be the conception that a bath room is but a small apartment and may be placed in almost any location that may be found most convenient. Alas this is too much the case. Aside from a well arranged, safe and direct system of piping one most paramount consideration is its sanitation, and as light is without exception the most important factor in a sound sanitary administration of the plumbing, the health of the house will depend in a large measure upon careful attention to its quantity and distribution. Unsanitary conditions are more the result of poorly planned houses than careless and incompetent plumbers.

Cost to build complete, \$3,500.

Plans, specifications, etc., \$35.00.

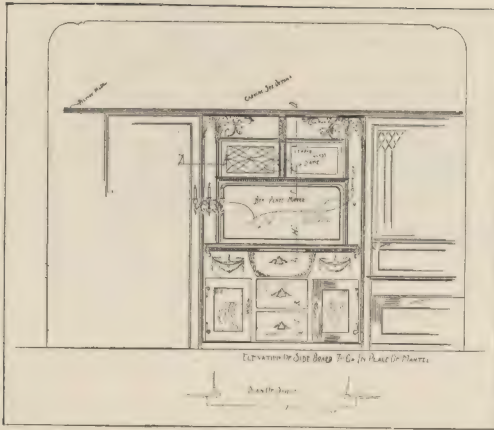


First Floor Plan



Second Floor Plan

Design 121.



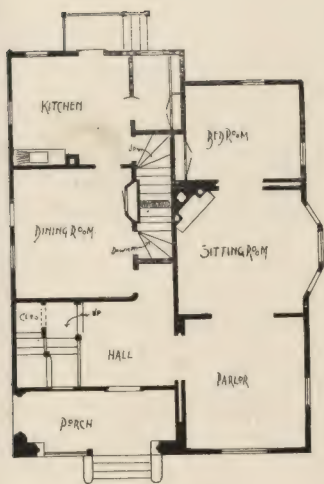
DETAIL OF SIDEBOARD.

front stairs, dining room with swell front buffet and china closet, kitchen and pantry, parlor, sitting room and chamber on the principal floors and four bed chambers, bath, closets and linen room on the second floor. The house also has a large attic and a cellar story full size of the house, set out in laundry, fuel, furnace and cellar rooms. Cellar floors of cement and the house heated by furnace. Built at a cost of \$2,000.

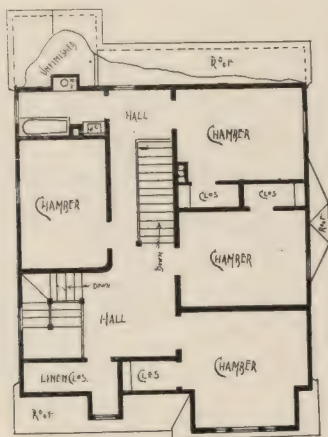
Plans, specifications, etc., \$25.00.

THIS nine room house is adapted to very limited conditions where a considerable room is required with only a narrow lot and not of sufficient depth so that the front must stand near the street. Its accomodations are main hall, back and





FIRST FLOOR PLAN.



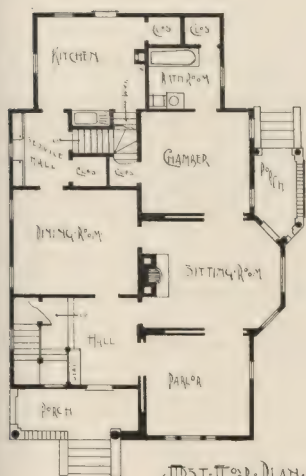
SECOND FLOOR PLAN

Design 122.

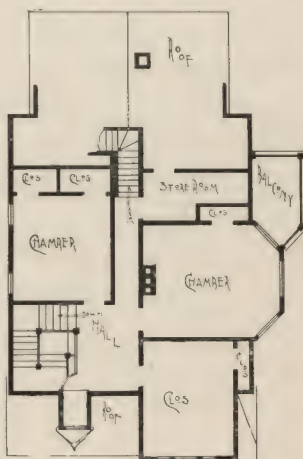
THE eight room house shown here is a veritable work of art designed for quiet family life and yet embodying features of entertainment quite common among many classes. Its accommodations are the main hall in which the stairs are a feature, combining easy landings and a very neat coat closet and seat which is made to open, providing a place for rubbers and shoes. From the hall the parlor, sitting room and dining room are reached. The sitting room is fitted with a neat fireplace and mantel with buffet over. The family chamber is located just back of the sitting room and is provided with a bath and closet. This suite of rooms is arranged to combine the advantages of a nursery more particularly than sleeping room only. The importance of sunlight being also a most integral part of the consideration. The kitchen communicates with the dining room through a butler's pantry which is fitted up with proper closet and cooler. The bed chambers with their closets and store rooms make the second story all that could be desired. The cellar story is partitioned into laundry, fuel, furnace and cellar rooms.

Cost to build complete, \$3,500.

Plans, specifications and details complete, \$35.00.



FIRST-FLOOR PLAN



SECOND-FLOOR PLAN

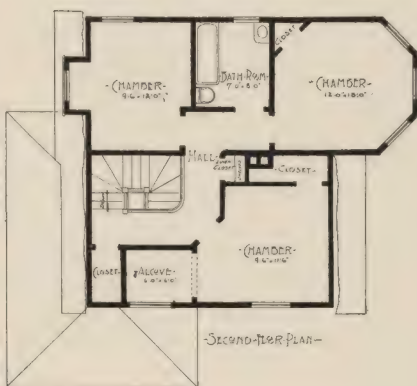
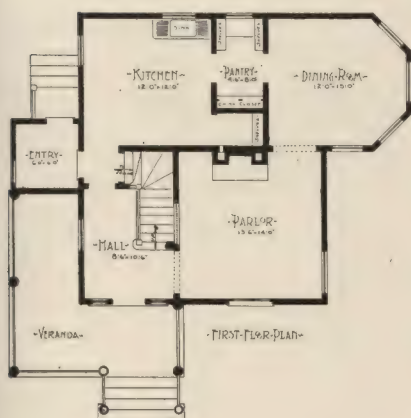
Design 123.



THIS beautiful six room house is one in which every advantage has been secured. The economy of construction is made to serve the purposes of convenience and comfort in the most practical and thorough manner. The front of the main hall is set out with a colonade between it and the parlor producing an effect most beautiful. With a half spindled panel in one side of the room and a mantel in the other renders its decorations most easy and effective. The kitchen communicates with dining room through a large butler's pantry and is also fitted with a kitchen pantry or scullery. Its outside communication is through an entry and sufficiently large to provide for a refrigerator. Its chambers with alcove, closets, linen room and bath makes this indeed a most pleasant dwelling. The cellar story is full and complete and provides for furnace heating.

Built at a cost of \$1,200.

Plans, specifications and details complete, \$15.00.



Design 124.

11

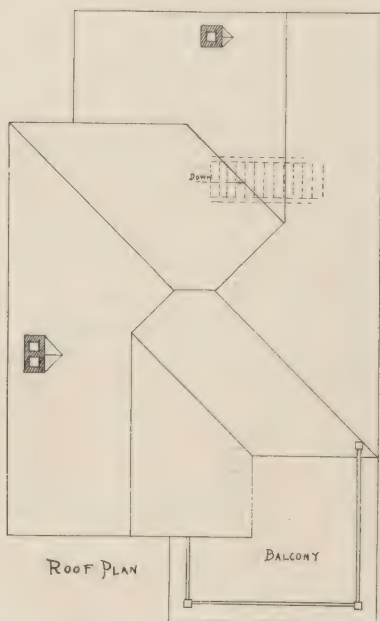
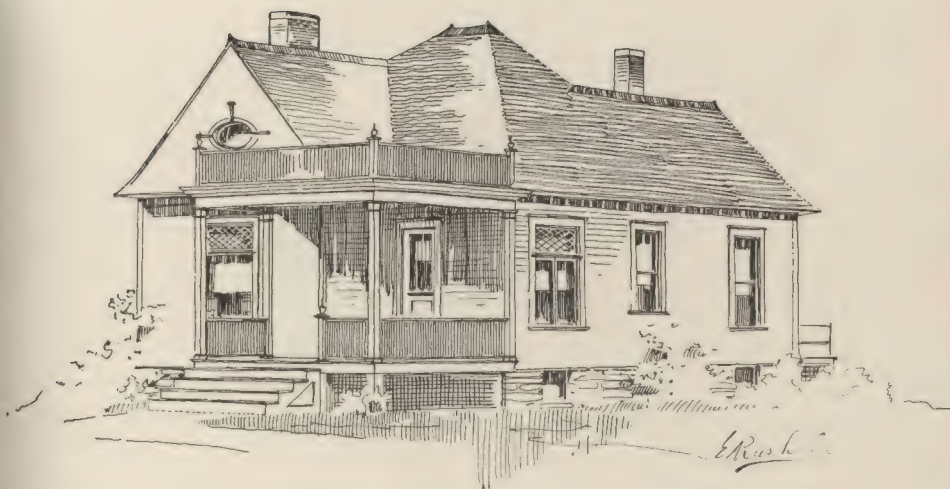
THE house shown here is the beginning of a six room house to cost when completed one thousand dollars, but to invest at the first step \$500, in such a way as to provide for future expenditure and further development, without changing or altering or in any way losing the first cost of \$500, but rather making it serve the purpose quite as well as if the whole amount had been expended at one time and yet provide a house complete in itself as here shown. We will moreover see as we proceed along the lines of development that this advantage is not so much the result of any special arrangement for this particular purpose, as careful attention to the application of correct principles in planning; i. e.: to proceed from a cottage to a palace does not mean the application of a higher order of principles at each step, but rather the application of correct principles at the first step.

The accommodations in this house are a hall, living room, bed chamber, closet, pantry and bath. The living room fitted with mantel, and cellar providing for future requirements and present necessities.

Can be built at a cost of \$500.

Plans, specifications, etc., \$8.00.





Design 201.

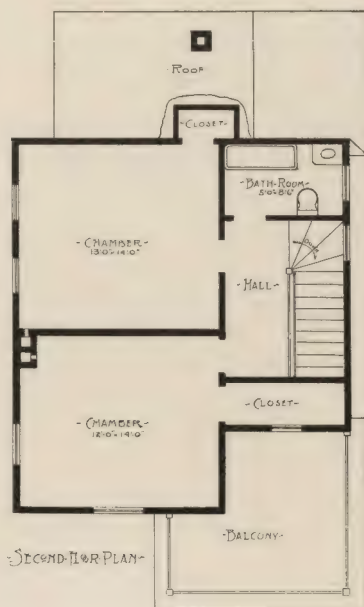
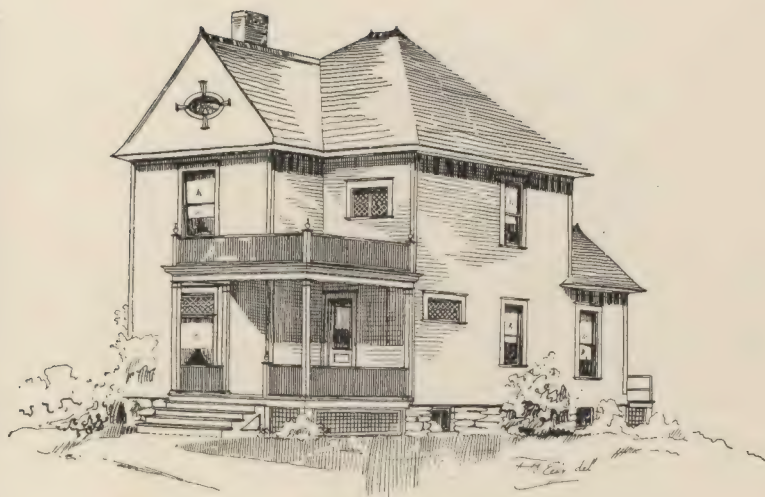
THE house shown here is the development of house No. 201 into a five room house, and showing that all of the former has been utilized without loss and without injury to the original. The proper co-ordination of its component elements, with reference to mutual accomodations, as well as symmetry and expression are all seen here as a result of the first step being properly taken.

The accomodations of this house will show that in the hall we have erected stairs, the bath room now becomes a lavatory, the bed chamber has become a dining room, the closet a china cupboard, and we have a five room house with all rooms properly located on the public and private and private and service thoroughfares of the house in the most perfect and practical manner.

Cost to make this change, \$400.

Cost of house complete, \$900.

Plans, specifications and details, \$10.00.



Design 202.

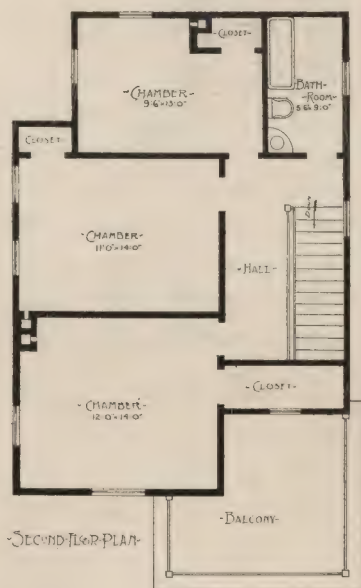
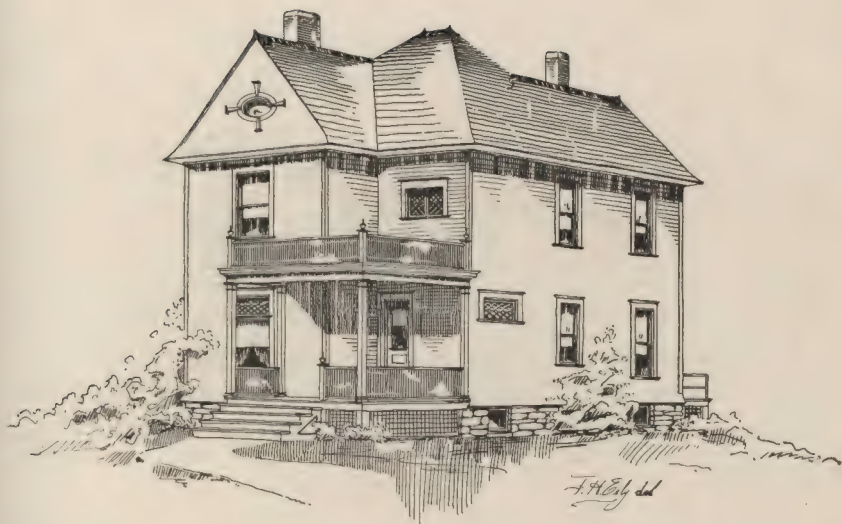


IN the six room house shown here we have a further development of the plans as prepared for No. 201 and No. 202, and the fact more fully demonstrated that the correct plan is the one that sets down in the right order the various parts required by all the demands of the problem, and moreover that it does not matter how small the beginning the same invariable truth is involved, as well also as the fact that no good and proper results can follow from defective beginnings.

In the accommodations it will be seen that we now have all of No. 201 and No. 202 with the added improvement in No. 203 without changing or altering a single feature either inside or outside, and the result, a six room house in perfect order and which has not cost us any more money on account of our having erected a three room house at the beginning. We shall see as we progress farther with this subject that the exterior design is dependent also for its real merit upon a very similar principle and that the interior can never be subordinated to the creation of good exterior results.

Built at a cost of \$1,000.

Plans, specifications, etc., \$10.00.



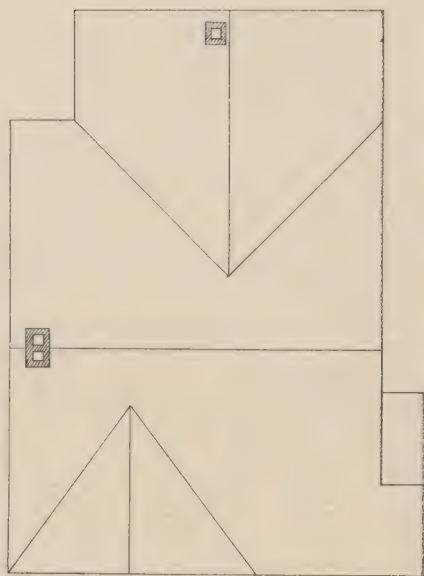
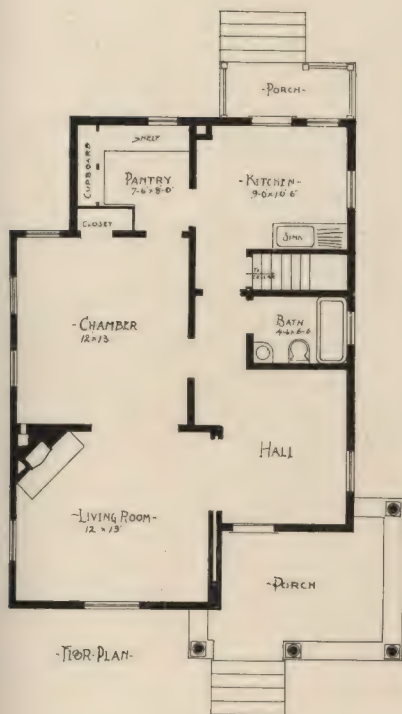
Design 203.

I N the house shown here we begin with a higher character of design, but the same floor plan. This demonstrates that no subordination of the original plan is necessary to obtain good exterior results. On the contrary no real good exterior advantage can be obtained without some added improvement to the plan.

Among the most important features of every well planned house is the entrance, which should not only be unmistakable in its position, and hospitable in its appearance, but should have the advantages of shelter and rest. While a porch may provide for the former it certainly fails of the latter, and accordingly something more than a mere passage from the steps to the door is sought for. And to provide for this we extend the porch to one side giving room for chairs or seats, which will not thus block the thoroughfare, and in so providing for this most pleasing comfort we have added improvement to our plan and its consequent advantages in design. Its accommodations in all other respects are the same as No. 201, and can be built at a cost of \$600.00.

Plans, specifications, etc., \$8.00.





ROOF PLAN

Design 204.

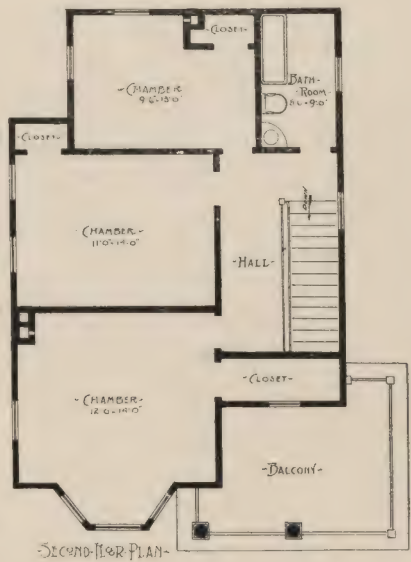
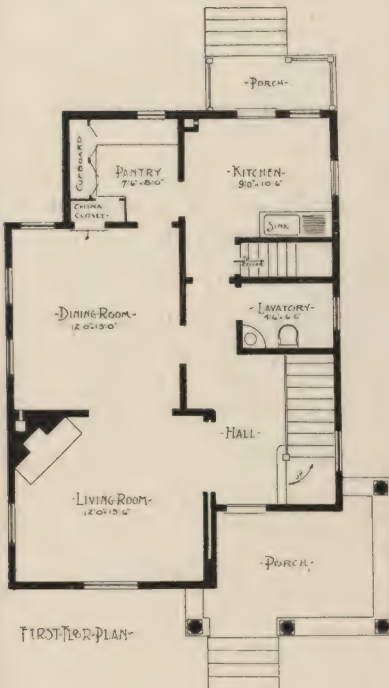
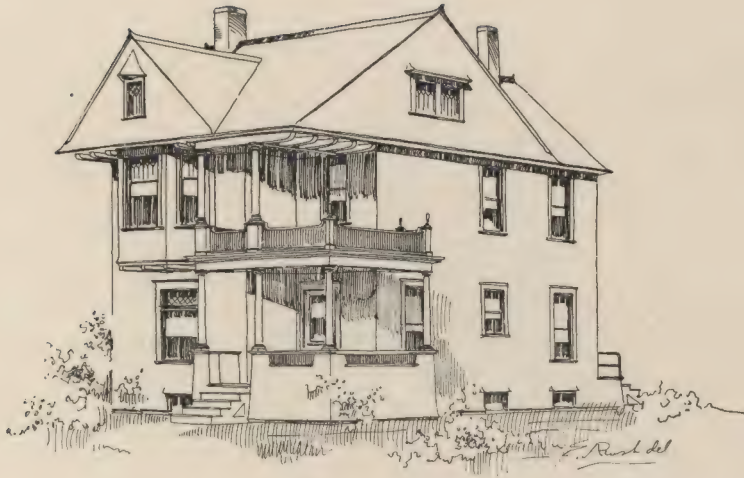
I N the house here shown, which is the improvement of No. 204 to a six room house with one more change in plan, we have omitted the step to a five room house because this step is fully illustrated in No. 202, and come directly to the advantages obtained in the advance step here taken to a six room house.

Perhaps the most noticeable addition to the plans is the added bay window to the principal bed chamber, which aside from a consideration of the necessities of the internal accommodations of such a room, we have in this step, obtained an air of quiet beauty and rendered its advantages for decoration all that the associations for such a room require. In the exterior advantage we have obtained an expression that characterizes the pleasure and comfort of what may be found within.

Its half covered balcony is but expression of the elevating influences sought and obtained in the provisions of the veranda below.

Can be built at a cost of \$1,200.

Plans, specifications and details, \$15.00.



Design 205.

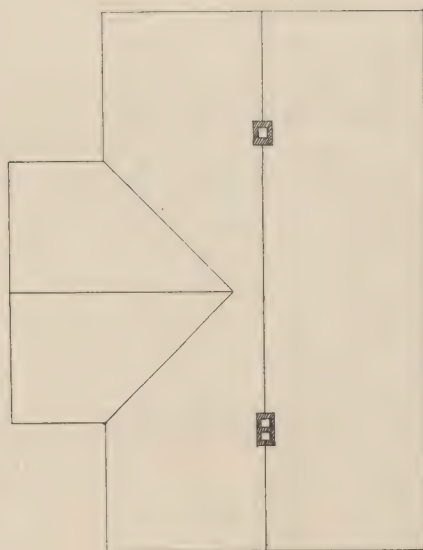
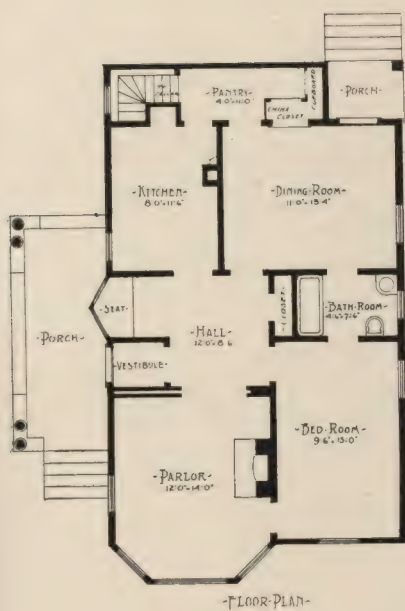


I N the house shown here we begin with a four room house and introducing new features, mainly to demonstrate the fact that whatever may be the aspect or prospect, the "correct plan" will always yield its advantages in the first, as well as all other steps that may be taken. In the accomodations here we begin to notice the provisions for social demands, which must command the attention of all who wish to cultivate the elevating influences of association, born in the family circle, where all that is in the least antagonistic to this most sensitive condition has been prevented by ample provision for its extenuation.

The hall and parlor together provide the most adequate space for this purpose that could be desired, and with the much desired advantage of grouping, so as to render the care of all comers most practical and easy, and that too without the repulsive monotony of a plain, square room.

This house can be built at a cost of \$800.00.

Plans, specifications, etc., complete, \$10.00.



Design 206.

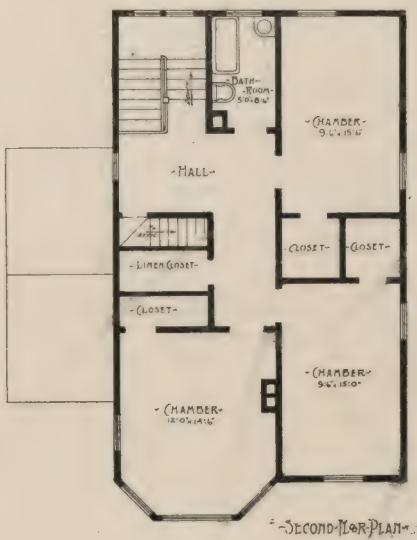
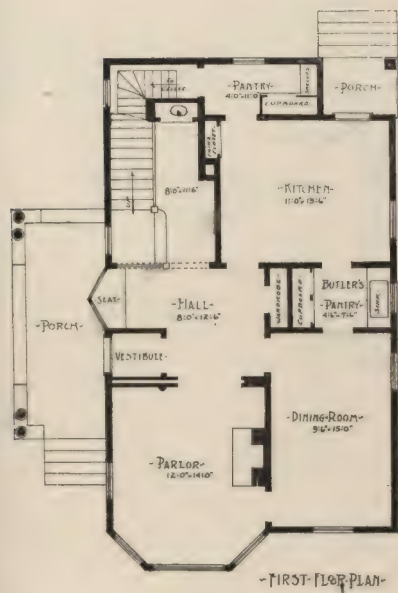
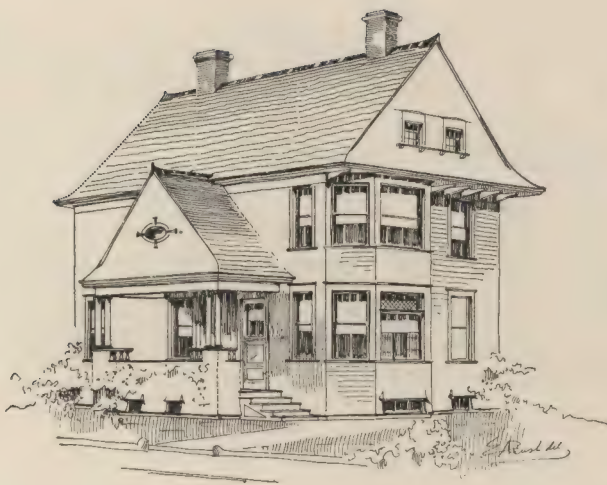
Roof Plan

[N the house shown here we have a complete development of No. 206 into an eight room house without injury to the design or plan, and without, in any manner, distorting its proportions. In its accomodations it will be seen that the kitchen has yielded its former functions to that of a stair hall and lavatory, and moreover, in such a way as to greatly improve the main hall, which now becomes a reception room in the strictest sense. The partition now between the stair hall and the reception room is filled in with open grille and beam work, with solid panel base, and so as to obtain the most enriching effects and still further provide for the enlarged space of entertaining advantages. The former dining room has given place to kitchen service, and the bath room to butler's pantry, and the chamber to dining room purposes. The bath room will be found now located in the most practical and suitable place on the second floor.

Cost to build complete, \$1,500.

Plans, specifications, etc., complete, \$18.00.





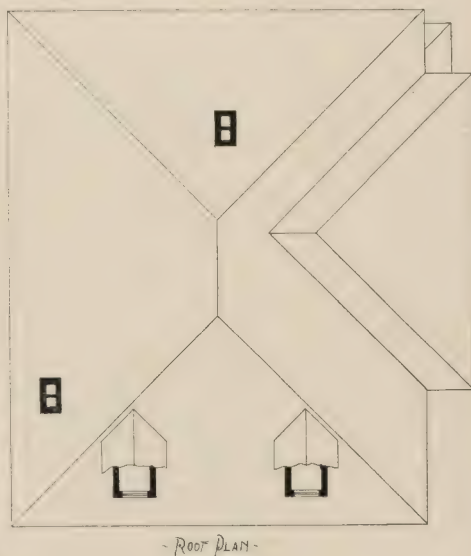
Design 207.

TO show that the principle laid down here is founded on the only known correct method of planning, and that it is equally applicable to all conditions, we present here a four room house in colonial design, and shorn of everything that would savor of needless expense. We have here one of the most beautiful and homelike dwellings that could be desired. Its accommodations wastes no space, nor creates no expense on account of what may be contemplated in future operations, but simply provides in the most practical manner for all the needs of the occupants of such a house. Moreover, it is not alone their necessities that are here provided for, but all the comforts that can be had in a home where the limitations do not extend beyond the ordinary walks of life.

The cellar story provides a laundry, fuel, furnace and cellar rooms, and is accessible from the inside and outside of the house.

Cost to build complete, \$1,200.

Plans, specifications, etc., complete, \$15.00.



Design 208.

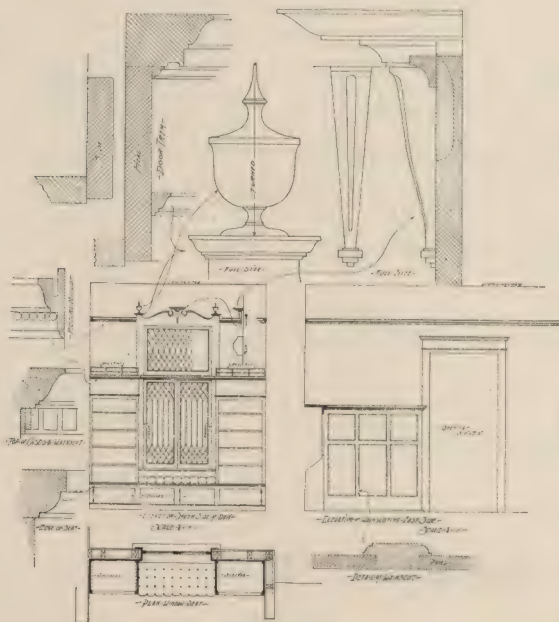


THE house shown here is the further development of No. 208 into an eight room house. We now have a dwelling, with its beautiful colonial facades, broad terraces, verandas and balconies, with their consequent relief, casting intense shadows, and producing an effect most grand and pleasing, which, to say the least, is very rare for one of so low cost.

Its accomodations at once submit to its increased capacity, without suffering any loss or enduring any change in its original purposes. Its permanent walls and partitions remain intact, to serve the uses of its added incumbents, with the same pleasing and most satisfactory service they had performed in its original requirements. The re-assignment of the rooms only adds to its perfection and demonstrates the value of correct beginnings.

Cost to build complete, \$2,400.

Plans, specifications and details, \$24.00.



DETAIL OF DEN.



Design 209.

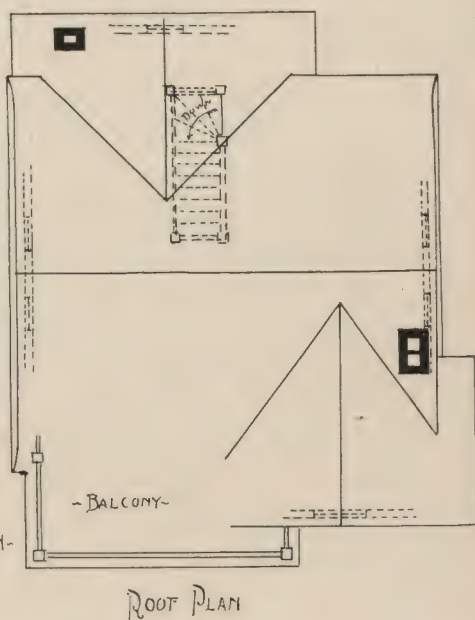
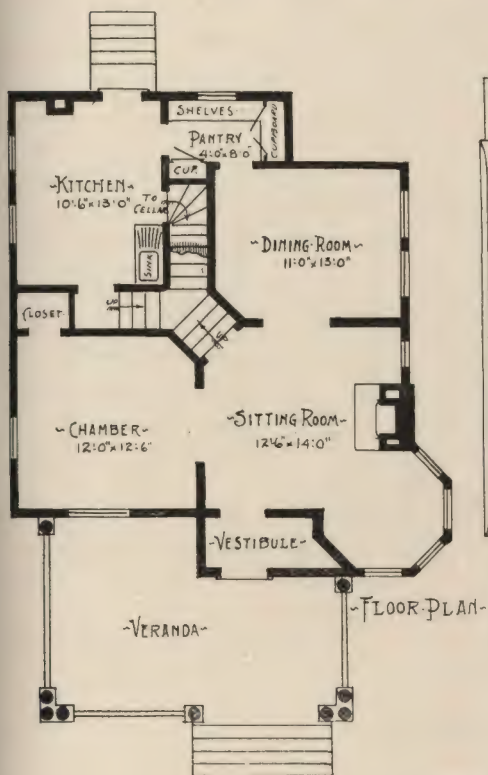
THE four room house shown here is a further illustration of the many advantages surrounding a proper consideration of the problem when presented from an extremely economical standpoint. It will at once be seen that a proper co-ordination of the component elements here have been productive of the most picturesque results. The design, which is but the result of the proper application of correct principles in planning, is at once an exponent of the plan and in any case can only be its equal. Any diffusiveness of plan, or any marked irregularity or multiplicity of parts, are not evidences of skillful planning, but rather the reverse. And the architect who undertakes by such means to atone for faulty work will find himself deluged in his illiterate and incongruous attempts.

Its accommodations provide a cellar and an attic in one or two additional rooms can be fitted up at a trifling expense.

Cost to build complete, \$750.

Plans, specifications, etc., \$10.00.



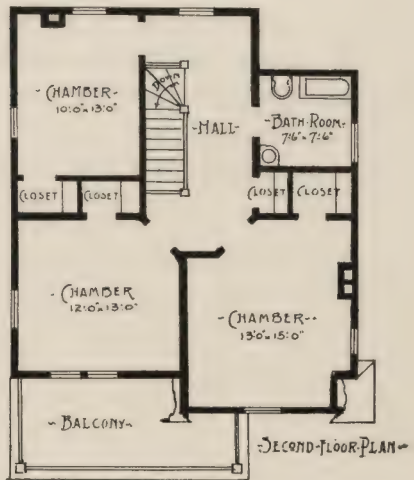
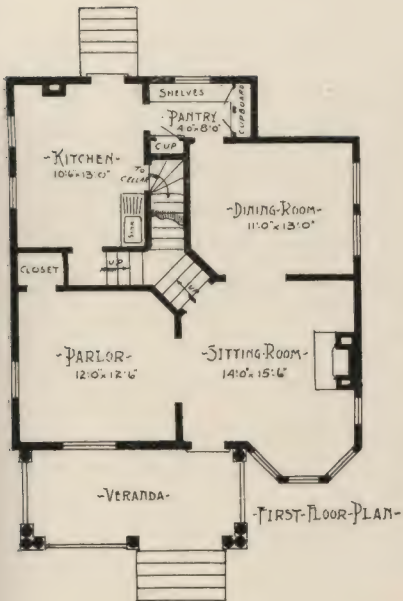


Design 210.

THE house shown here is the complete development of No. 210 into a seven room house, and showing the artistic results of the most economical beginnings. And also demonstrates that the plan of simple parts and orderly arrangement, which fulfills its functions directly and easily yields most abundantly in design, and contributes most profusely to exterior advantages, and that, too, without any incongruity or unsuitableness of parts. The whole combines with the most perfect ease and grace to conclude its beautiful harmony and consequent adaptability.

Its accommodations are such as to meet the requirements of any first-class family, with its back and front stairs, though combined yet separate from public view, and its combined advantages in the arrangement of parlor and sitting room, its double seal partitions between the kitchen and other rooms, its pantry and cupboard conveniences, with its chambers, closets and bath and its cellar convenience makes this house all that could be desired in a seven room house, and can be built at the low cost of \$1,350.

Plans, specifications and details, \$15.00.



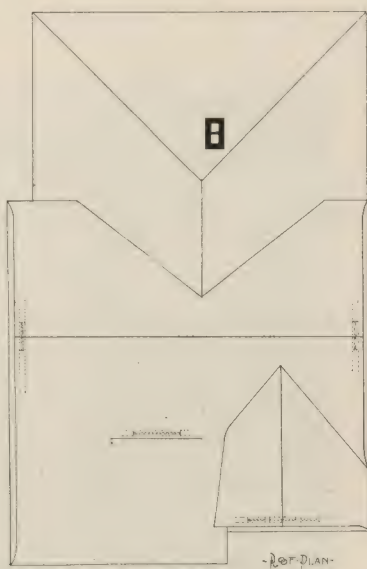
Design 211.



IN the house shown here we have an illustration of another advance step in the application of the principles laid down in the beginning. It will be remembered that in the consideration of the three room plan we omitted any mention of a five room house, and proceeded to show its application to a house of six rooms, for the simple reason that a more economical and practical plan with such limitations is to have these rooms on one floor. For if we should plan a house in which the requirements demanded a reception room, drawing room, parlor, library, den, dining room and kitchen, these rooms would be considered as properly belonging to the first floor plan; i. e., the seven rooms would comprise one story of the house, and moreover, this would be the most economical and practical of arrangements. Accordingly here we have parlor, sitting room, dining room, kitchen, library and bath, in contemplation, and their assignment as required in a house of five rooms.

Can be built at a cost of \$800.

Plans, specifications, etc., \$10.00.



Design 212.

I N the ten room house shown here we have the further development of a five room to this capacity. We now reach a step where we have our option between an eight and ten room house by starting with a plan of four or five rooms. By leaving the rear wing of No. 212 as there shown and carrying up the front portion only you would have an eight room house with the advantages of one bed chamber or a library on the first floor.

In the accommodations as set out here, the bath room remains on the first floor, and provides for a bed chamber, or nursery, or library, as may be desired, leaving five bed chambers on the second floor and a most complete suite of family rooms on the first floor.

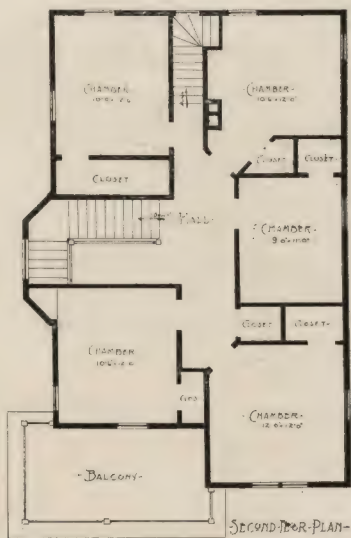
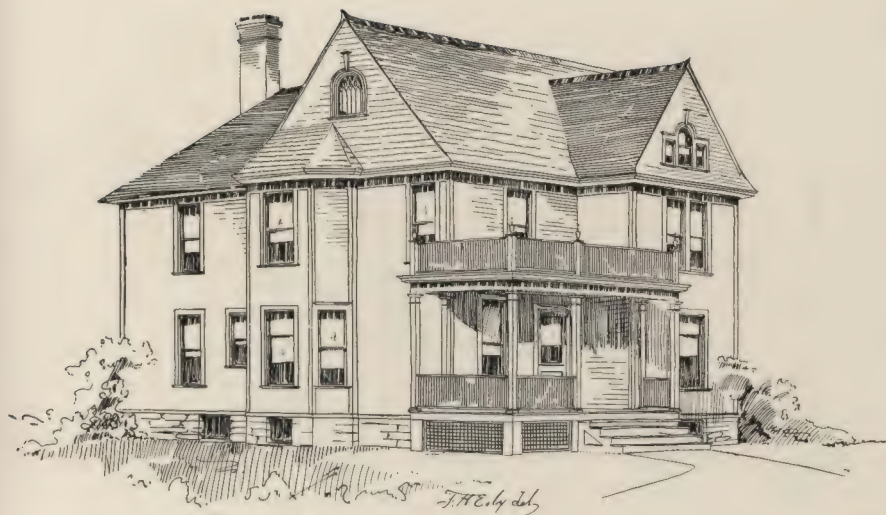
The cellar story is arranged for fuel, laundry, cellar and furnace rooms, and can be built complete for \$1,500.

Plans, specifications and details, \$20.00.



THE PARLOR.



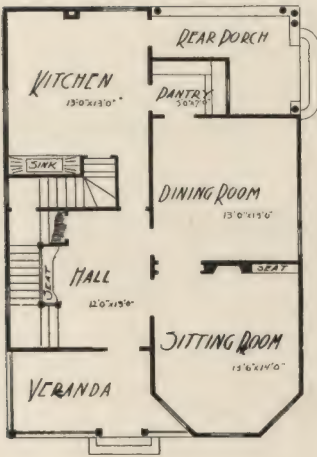


Design 213.

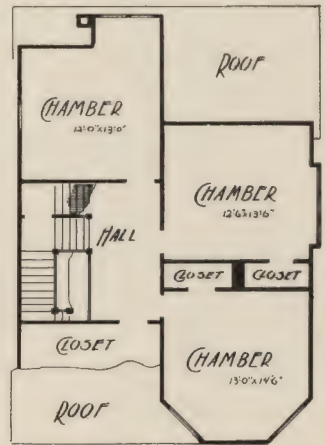
THE principle laid down here, and which extends over the entire field of house building, not only has its advantages for the man of limited means, but for the man who seeks this avenue of investment. How often do we see the cottage row on some street in a growing city that has lost its value as an investment through the rapid growth of its surroundings, and the only alternative left for the owner is to tear them down and supplant with other buildings that will earn a rental commensurate with the increased taxes he is compelled to pay, or sell the property at a loss, when if he had followed the plan of correct beginnings he would have been always ready to keep pace with other and later improvements in his immediate neighborhood without loss on account of his first investments being made within the narrow limits of his immediate requirements.

The beautiful six room cottage shown on the opposite page can be built at a cost of \$900.

Plans, specifications and details, \$12.00.



FIRST FLOOR



SECOND FLOOR

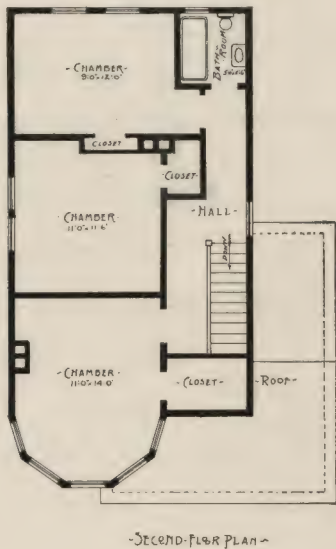
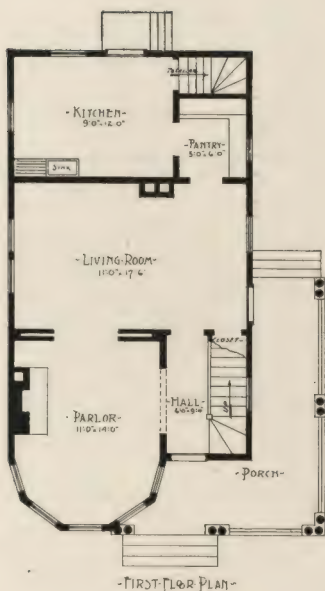
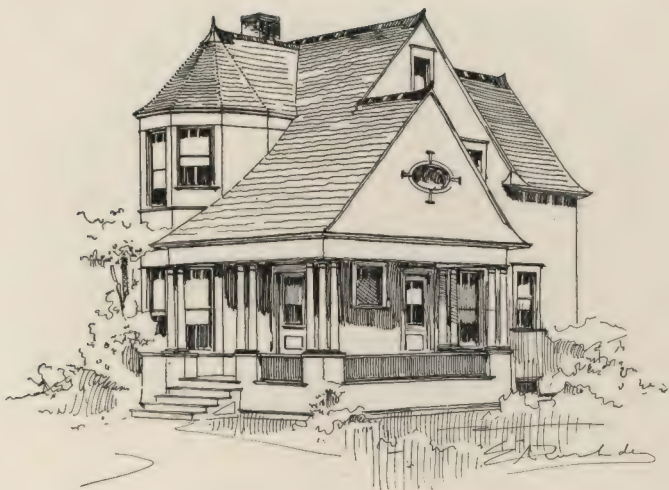
Design 125.



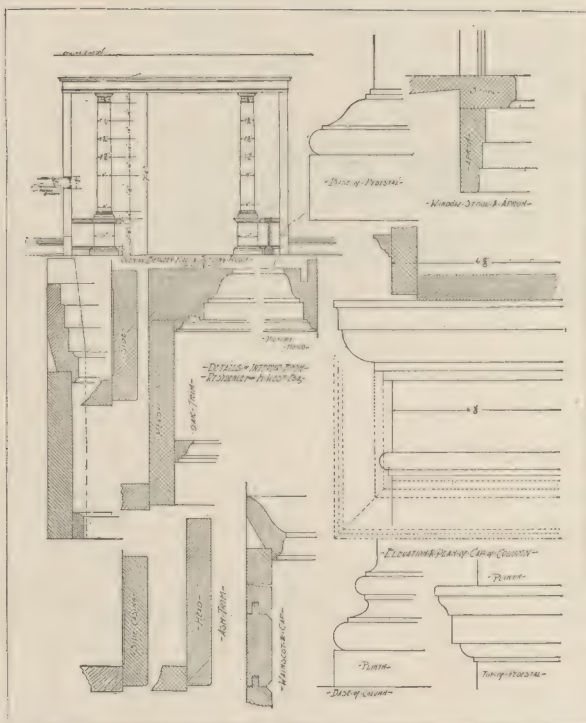
THE man who has but little money to spend in building himself a home is usually too apt to consider that little importance attaches to the preparation of plans. If, indeed, he should decide to consult an architect, he will most invariably seek the man who has no reputation, thinking that the project being a small one, the architect with little or no ability will at least do in his particular case. But alas he soon finds out that when he wishes to make some needed alteration, or when he has decided that more house is imperative, he begins to consider the matter of improvement and it soon becomes a question of tearing down and beginning anew or selling the property. But unfortunately he is unable to find in the market a customer that wishes to pay for his mistakes and he is compelled to suffer the loss himself.

The beautiful six room cottage on the opposite page can be built at a cost of \$900.

Plans, specifications, etc., \$10.00.



Design 126.



INTERIOR DETAIL.

three bed chambers with closets and storage and a cellar.

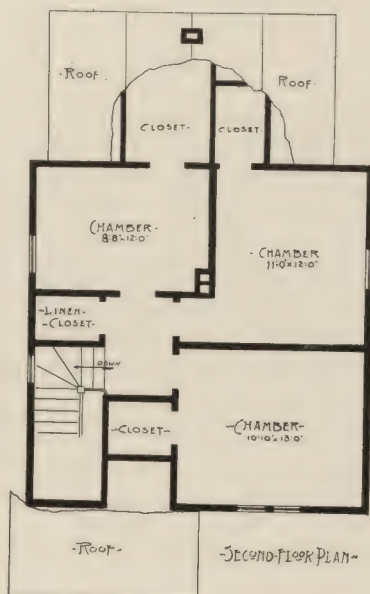
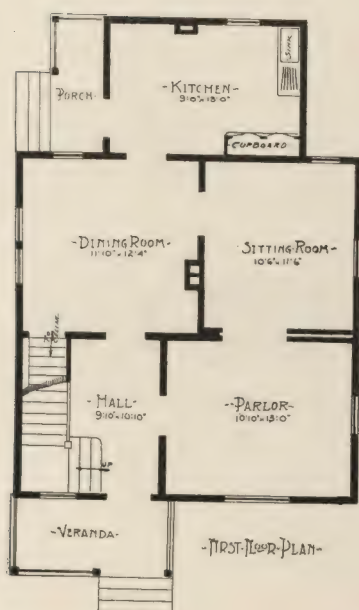
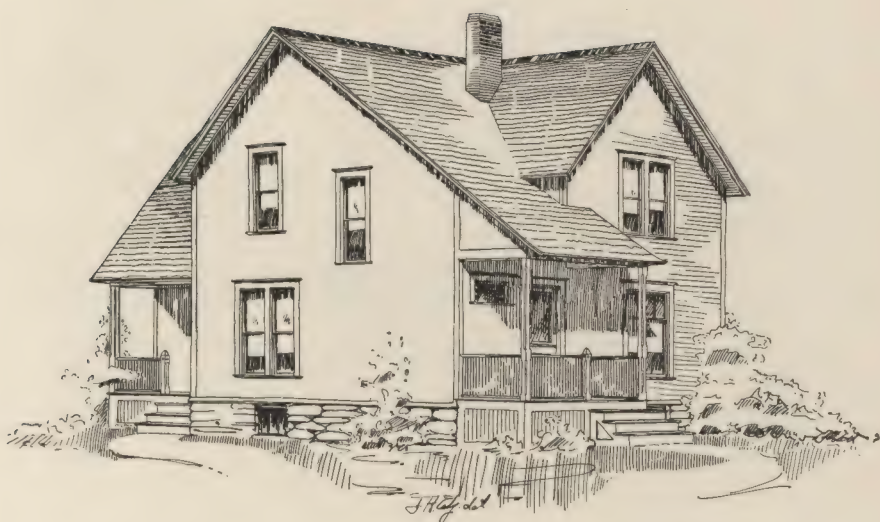
This house, with stone foundations, can be built at a cost of \$600.

Plans, etc., \$6.00.

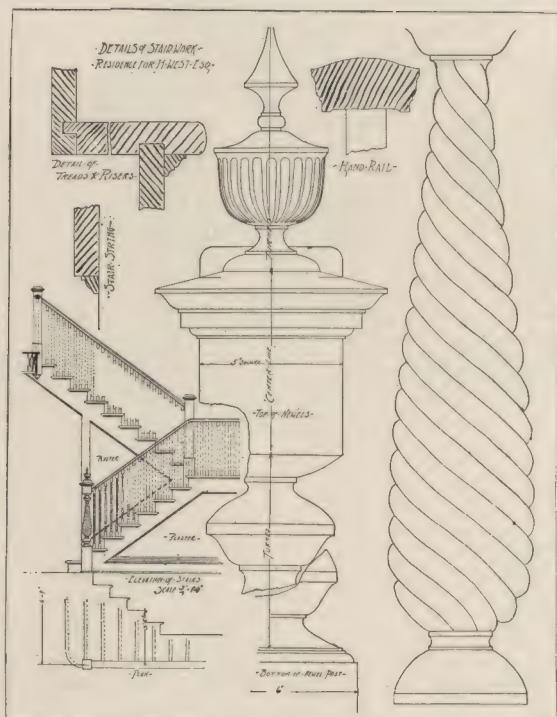
THE seven room house here shown is designed to meet the requirements of those who must have a considerable room for a very small amount of money.

The accommodations are a hall, parlor, dining room, sitting room, kitchen, and





Design 127.



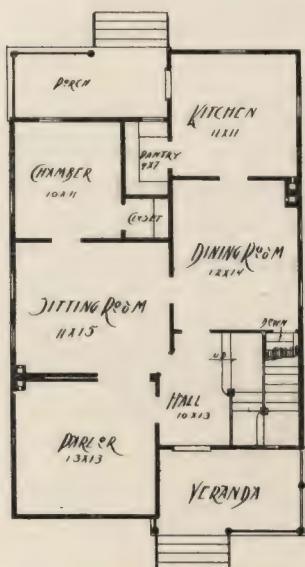
THE eight room house shown here is designed to meet the occasional demand for room largely on the first floor, and for a narrow lot. The design is one in which plainness becomes a general enrichment and produces the most lasting and satisfactory impression.

INTERIOR DETAIL.

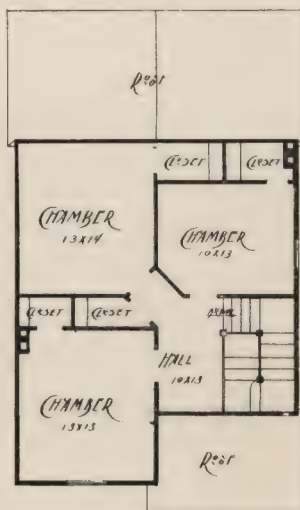
Its accommodations are hall with hardwood staircase, built in such a manner as to obtain the greatest ease in its service and the most beautiful effects in its appearance, a parlor and sitting room with nursery or chamber in the suite, a dining room and kitchen with back porch, a cellar under the entire house with laundry in front.

This house can be built at a cost of \$1,500.

Plans, specifications and details, \$20.00.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Design 128.

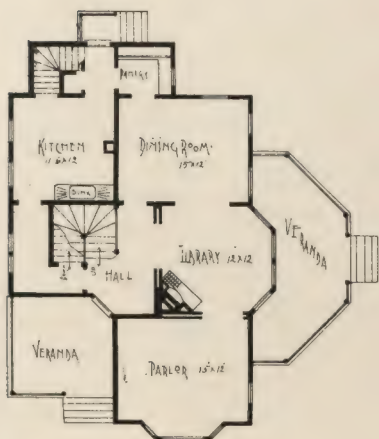


THE eight room house given here shows how the application of the principles set out in the previous pages may be made to serve their practical purposes under any and all conditions. For it does not matter what the circumstances are there can be but one solution of the problem if we expect to obtain perfect and harmonizing consequences. Moreover, if there is any rule that can be laid down, and such as may, under any circumstances, be followed to the accomplishment of proper results, it is certain that such rule will apply in all cases, and to the most simple as well as the more intricate problem.

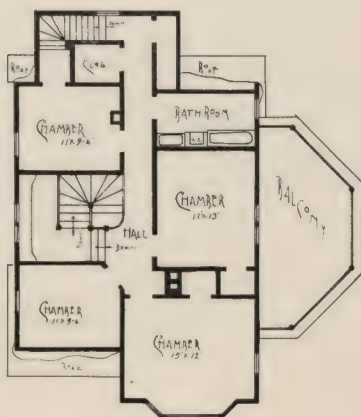
Among the accommodations in this house are a hall with stairs serving the double purpose of basement and second story communication and so as to provide hall closet and lavatory convenience. The back stairs combine to provide a refrigerator room in close communication with the kitchen and back entry.

This house with cellars, furnace and the most modern conveniences throughout can be built at a cost of \$1,900.

Plans, specifications and details, \$24.00.



·FIRST FLOOR PLAN·



·SECOND FLOOR PLAN·

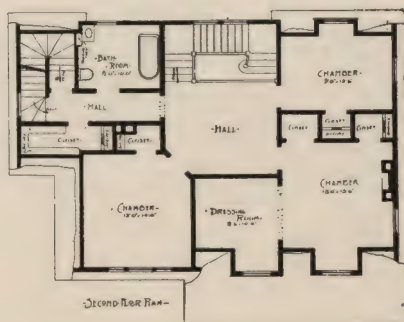
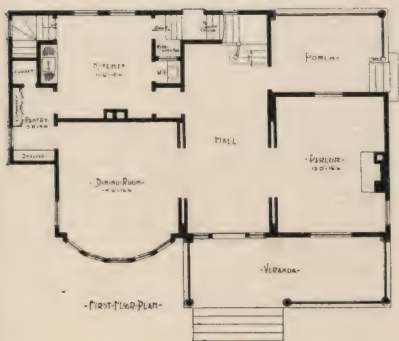
Design 129.

THE house shown here, designed for a southern latitude, is one in which special attention has been given to entertainment. In addition to the rooms arranged for this purpose, a retiring porch is provided, accessible from the drawing rooms or grand hall, where the company can assemble at times, in separate groups. The grand central hall is elaborately finished and with its grand stairs at one end produces an effect very striking and renders its decoration most easy and fitting. The private and service thoroughfares are disposed in such a manner that communication is had direct to the basement story without conflict, and yet providing for ingress and egress to the kitchen. The double partition plan is adopted here to prevent any possible contamination, which might otherwise result from a difference of temperature in the department of service.

This house can be built at a cost of \$3,500.

Plans, specifications, etc., complete, \$35.00.



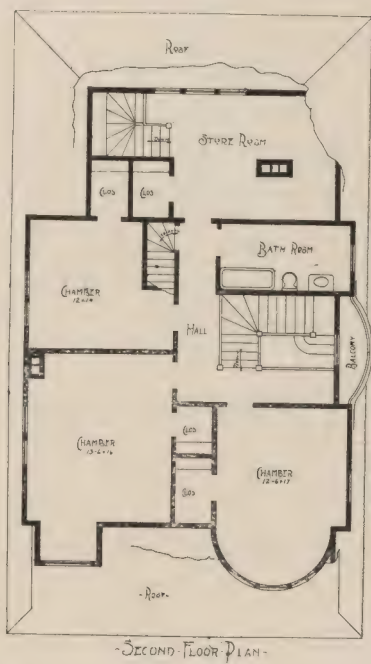
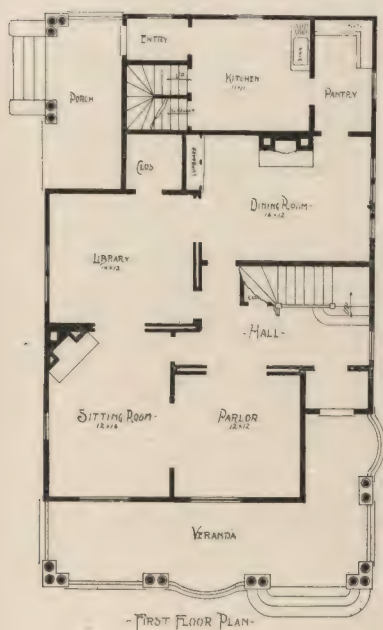


Design 130.

THE nine room house shown here is one in which a small amount of money has been made to serve its purpose to a very much greater extent than is usual or common in dwelling houses, and discloses another fact not hereinbefore mentioned, that the plan which best serves the uses of the occupants for whom it was designed, is not only the one that affords the greatest amount of exterior elegance, but is also the one that costs the least money to build. The perfection of all its parts are the means of obtaining its minimum cost. The attempt to atone for a bad beginning by the introduction of useless and meaningless features, such as an overitalization, so to speak, by means of towers, gables, etc., is not only productive of expense, but a waste of money and the spoiling of that which might otherwise have been good and effective.

A large attic and cellar story all properly divided into the requisite apartments and can be built at a cost of \$3,000.

Plans, specifications, etc., \$35.00.



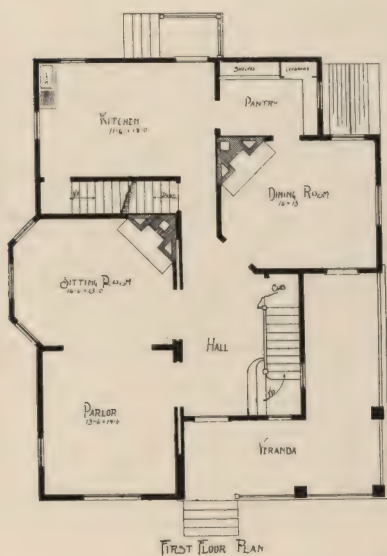
Design 131.



I N the dwelling shown here we have another example of a nine room house in which the requirements are quite as varied with those heretofore shown as perhaps could be, and yet its completeness indicates its readiness to yield its adaptability to almost any family who might occupy it. Although the means of securing this advantage might be beset with the stubbornness of a positive client, the simple application of the correct principles at once disposes of the problem along the lines of perfect utility. The demand for an entrance door to the dining room is met by the provision of a family porch and this feature becomes at once a means of communication between the two, and leaves the house entrance to perform its office as independently as though the other had no existence.

In the accommodations for this house we have a large and roomy attic and a cellar story with all its proper divisions such as laundry, cellar, fuel and furnace rooms, and can be built at a cost of \$3,500.

Plans, specifications, etc., complete, \$35.00.



Design 132.

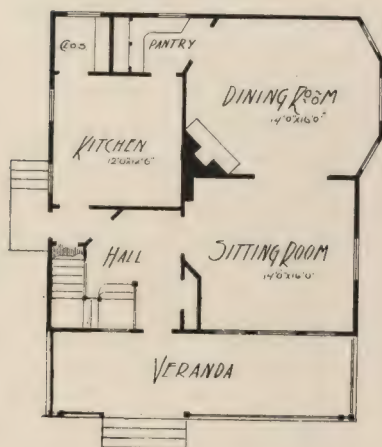
THE house shown here demonstrates the fact more fully that architectural effects are quite as easily obtained in low cost houses as in any other, if correct lines are followed in the beginning. And the further fact, too, that the house does not depend upon a lavish outlay of money in order to obtain artistic and beautiful results. For the source of beauty and elegance is its interior arrangement, and the exterior is an exponent of just how much the designer knows of the technical requirements of a house; i. e., the design will portray the nature, extent and limits of this knowledge.

In the accommodations of this six room house we have a large attic and cellar story. The kitchen is provided with a scullery and pantry, and its entrance from the outside of the house is through an entry under the head of the main stairs and so as to maintain the necessary seclusion from the lawn side.

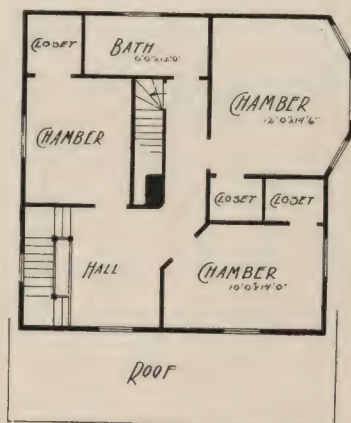
This house can be built at the very low cost of \$1,000.

Plans, specifications, etc., \$12.00.





FIRST FLOOR



SECOND FLOOR

Design 133.

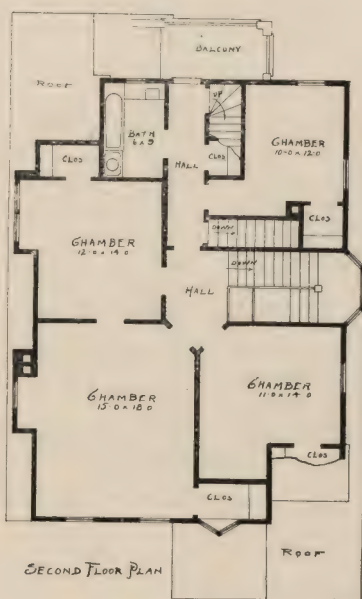
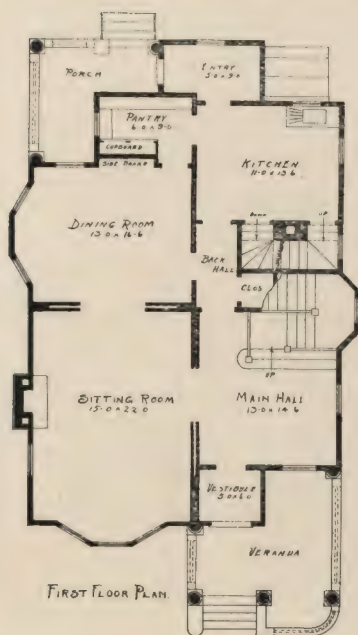
## THE PRACTICAL PROBLEM.

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BUT after all how are we to proceed in view of the principles laid down here, and what are the steps to be taken in the development of our plans. We have said that because it was possible to make a complete analysis of the house we were not left to uncertainty in the matter of sure results, and could know from the beginning the end of our work.

We have also said that a house consisted of "rooms and thoroughfares," and in order to make the subject simple as possible we will begin by defining the term thoroughfare, as applied to dwellings. To say that it is an unobstructed passage from one opening to another, scarcely makes this subject sufficiently plain, for in modern architecture we have come to consider the halls of a house more in the sense of thoroughfares than its more ancient predecessor, "the place of audience." Although this more ancient use to which this space was assigned cannot be wholly ignored in planning.

We will, however, for the sake of clearness, confine ourselves to its most modern use and consider it in the light of



Design 134.

This eight room house can be built at a cost of \$3,200.  
Plans, specifications, etc., \$35.00.

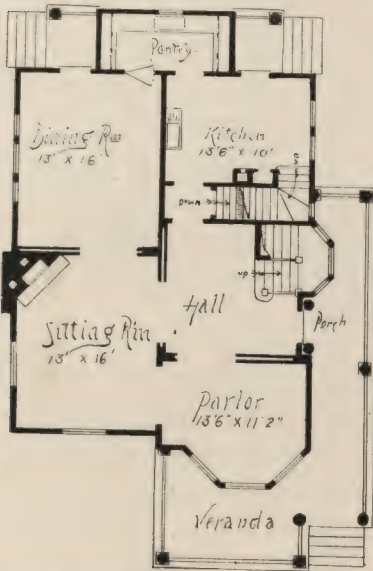


## THE PRACTICAL PROBLEM—Continued.

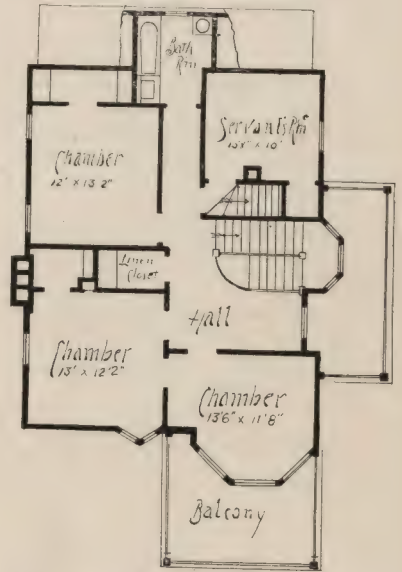
halls or passage ways. That division of a house then which serves the purposes of communication between the living, working and sleeping apartments may very appropriately be called its thoroughfares, and as their relationship to the other divisions of a house makes them amenable to a corresponding classification, it will be well for us to consider here the uses to which the rooms of a house are usually assigned.

There are those rooms in a house which are used almost exclusively by the family and are usually designated as "family rooms." There are also those rooms devoted to the service of the house, which are ordinarily known as "servant's rooms," or "service rooms."

By this division of rooms we have established the necessity for a corresponding division of the thoroughfares, for if we have family and service rooms we must have family and service thoroughfares, and accordingly, any arrangement of the house that does not recognize this principle will result in disorder and confusion. But owing to the further uses to which the family



*First Floor Plan.*



*Second Floor Plan.*

**Design 135.**

This beautiful eight room house, with its full and complete accommodations, including cellar and attic stories can be built at a cost of \$2,500.

Plans, specifications, etc., complete, \$30.00.

### THE PRACTICAL PROBLEM—Continued.

rooms are subjected they are susceptible to still another division; viz., that of "public and private," which also determines the character of the thoroughfares along which they are located. And in like manner we must consider the service rooms agreeable to their uses as private and service. Accordingly, we have the public and private and private and service thoroughfares in the first general divisions of the house.

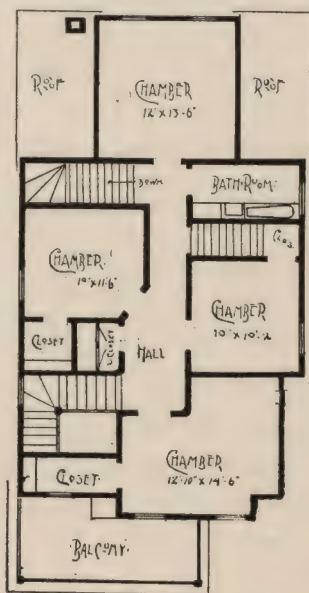
Considering first, then, the thoroughfares as they relate to the family, we have public and private, which include in general the principal porches, vestibule, entrance hall, inner hall, family stair hall, family corridors, etc., etc. But as these relate to the public, the first four conveniences, as above mentioned, only could be made to apply, while the balance belong to the provisions for private family requirements.

But considering the thoroughfares as they relate to servants or service, we have private and service, the latter between the family and service rooms, and the former between the servants' rooms, or servants' and service rooms.





• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

Design 136.

This nine room house, with the most complete accommodations, can be built at a cost of \$2,500.

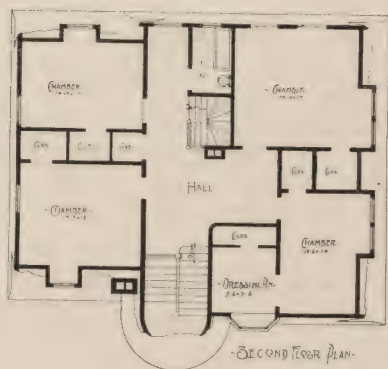
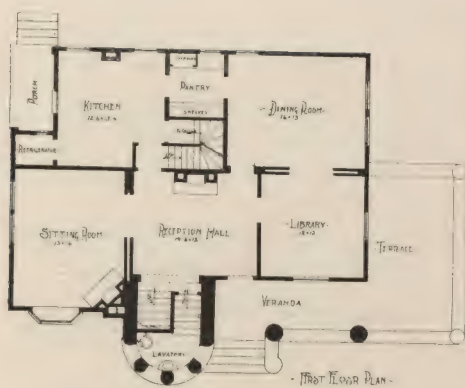
Plans, specifications and details, \$30.00.

## THE PRACTICAL PROBLEM—Continued.

If, then, we are to consider the family rooms of a house by the uses to which they are assigned, we are forced to designate them as public and private. For example, the bedroom, boudoir and study are family rooms, but could only be considered under the head of private family rooms. But the reception room, drawing room and parlor must be considered both public and private. Accordingly, such rooms as properly belong to this division of a house must essentially surround the public and private thoroughfares of the house.

But upon a close examination of the uses to which other rooms of the house are assigned, we find still another division which belongs to the service department, as, for example, the kitchen, pantries, laundries, dairies, store rooms, etc., which can only be designated as servants' or service rooms, and to these are sometimes added the servants' private rooms, such as hall, bedroom, bath, verandas, etc., and these must essentially surround the private and service thoroughfares of the house.

Applying this principle we may begin with the cottage and



Design 137.

This beautiful nine room house is a combination of stone, brick and wood, with full accommodations of the highest character, and can be built at the low cost of \$4,000.

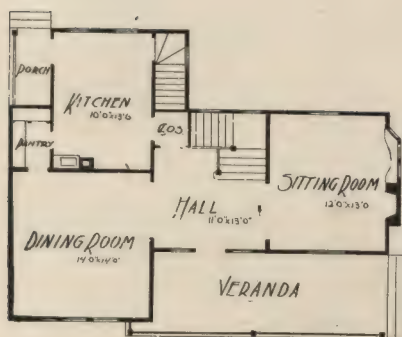
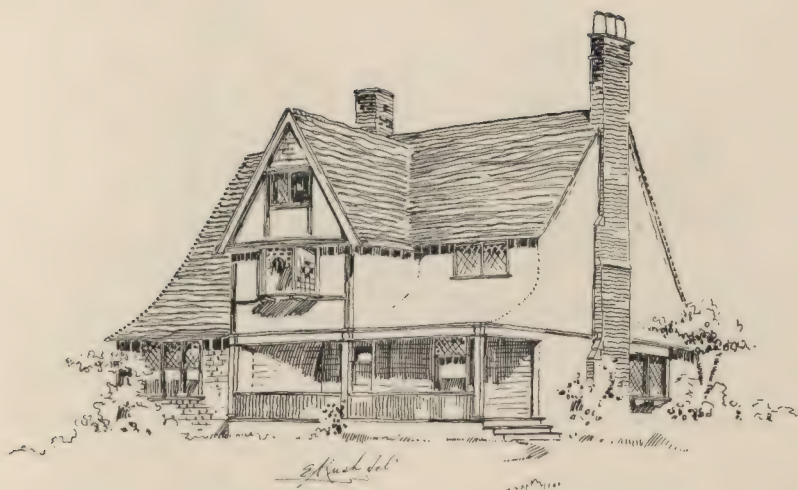
Plans, specifications and details, complete, \$40.00.



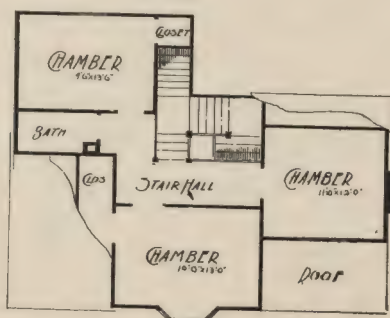
### THE PRACTICAL PROBLEM—Continued.

proceed through all its various evolutions to the palace, with the same invariable result. Take, for example, the three room house shown as No. 204. We have the family rooms, public and private in the living room and bed chamber located on the public and private thoroughfares of the house. We also have the service rooms, the kitchen and pantry with their service route, and so there can be no possible confusion or disorder. But the most practical merit is seen when we change this into a six room house, as seen in No. 205, where they so readily yield to the requirements of added rooms, leaving perfect order in their new assignment, and where we now have the dining room, which is public and private, added to the family rooms of this floor, and the public and private thoroughfares, completing the most orderly arrangement.

Take for our second step the four room house, shown as No. 206, where it will be seen that the public and private thoroughfares of the house have the private advantages more especially under consideration, i. e., the "place of audience." It will be remembered that mention was made in this connection



FIRST FLOOR



SECOND FLOOR

Design 138.

This beautiful six room house can be built at a cost of \$2,000.  
Plans, specifications, etc., complete, \$20.00.

## THE PRACTICAL PROBLEM—Continued.

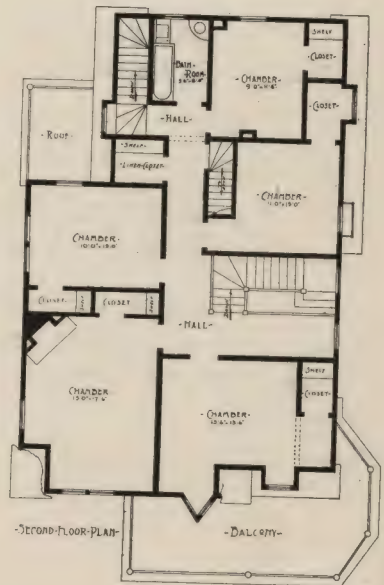
of the matter of entertainment and this room was designated as a reception hall. But the rooms located on this thoroughfare are those bearing the relation to the house of public and private, and only one more is added than that of the previous example. We now have the sitting room, dining room, and one bed chamber on the public and private thoroughfares of the house.

By examination of No. 207 it will be seen how readily this arrangement yields to the requirements of a seven room house with its re-assignment of rooms in the most perfect order.

Believing the reader will be able to pursue the subject, along the lines laid down in the previous pages, to the end, we will close by giving the analytical result.

The family rooms of a house consist in general of a Reception Room, Parlor, Drawing Room, Library, Billiard Room, Picture Gallery, Dining Rooms, Study, Boudoir, Bed Rooms, Dressing Rooms, Bath Rooms, Verandas, etc. These rooms are subject to the general division of public and private.





Design 139.

This ten room house is a marvel of perfection and cheapness, with its very extensive and complete accommodations. Can be built at the low cost of \$3,800. Plans, specifications and details complete, \$40.00.

### THE PRACTICAL PROBLEM—Continued.

The servants' and service rooms consist in general of the Kitchen, Pantries, Laundries, Dairies, Store Rooms, Servants' Hall, Bed Rooms, Bath Rooms and Verandas. These rooms are subject to the general division of private and service.

The public thoroughfares include the principal Porches, Vestibule, Entrance Hall, Inner Hall, etc.

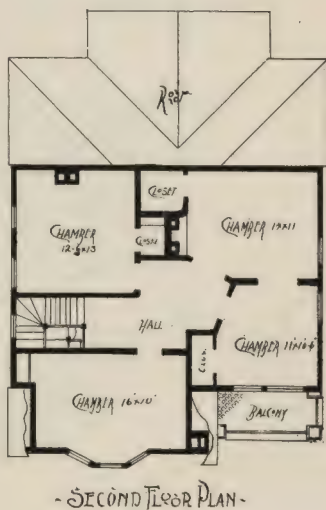
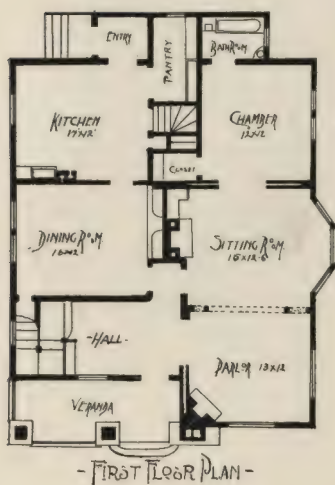
The family private thoroughfares include the Family Stair Hall, Family Corridors, etc.

The private and service thoroughfares are between the family and service rooms.

The servants' thoroughfare is between the servants' rooms or servants' and service rooms.

By the application of the above to any plan you will be able to test its merits, because the principle upon which it is based is correct.

THE ARCHITECTS.

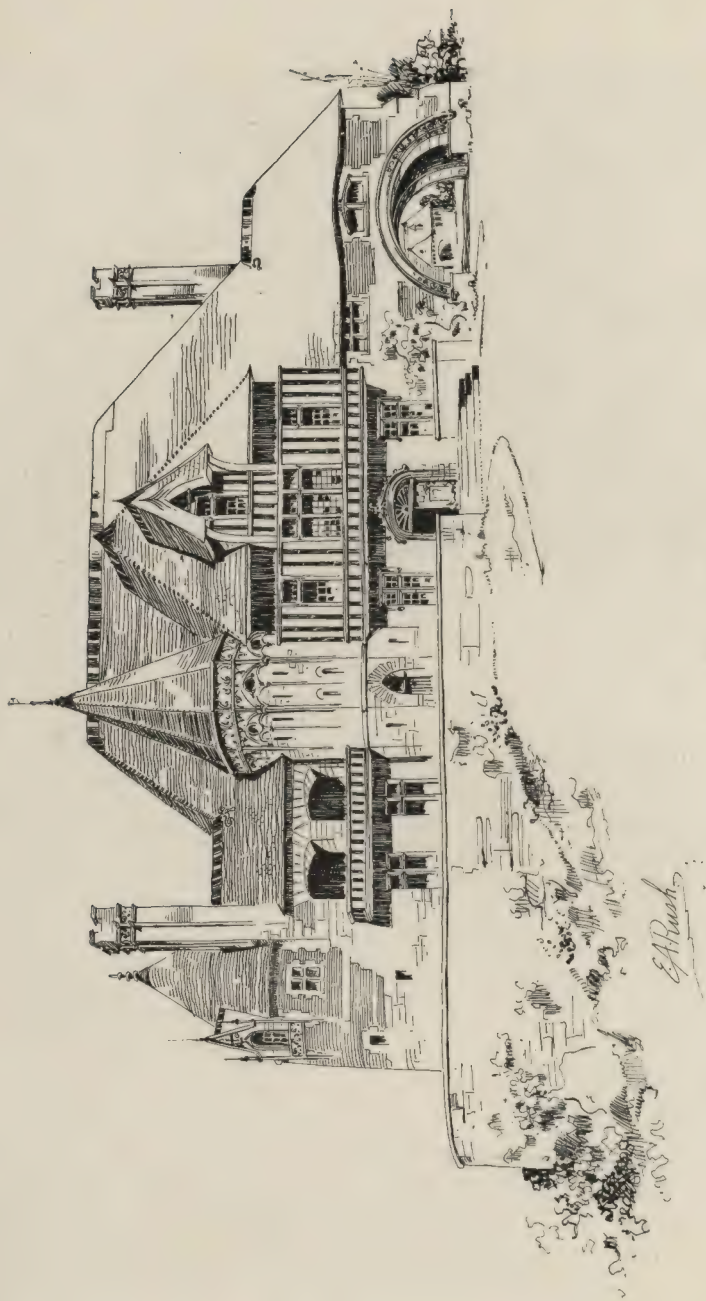


Design 140.

This beautiful nine room house, which has many special and unique features, can be built at a cost of \$3,500.

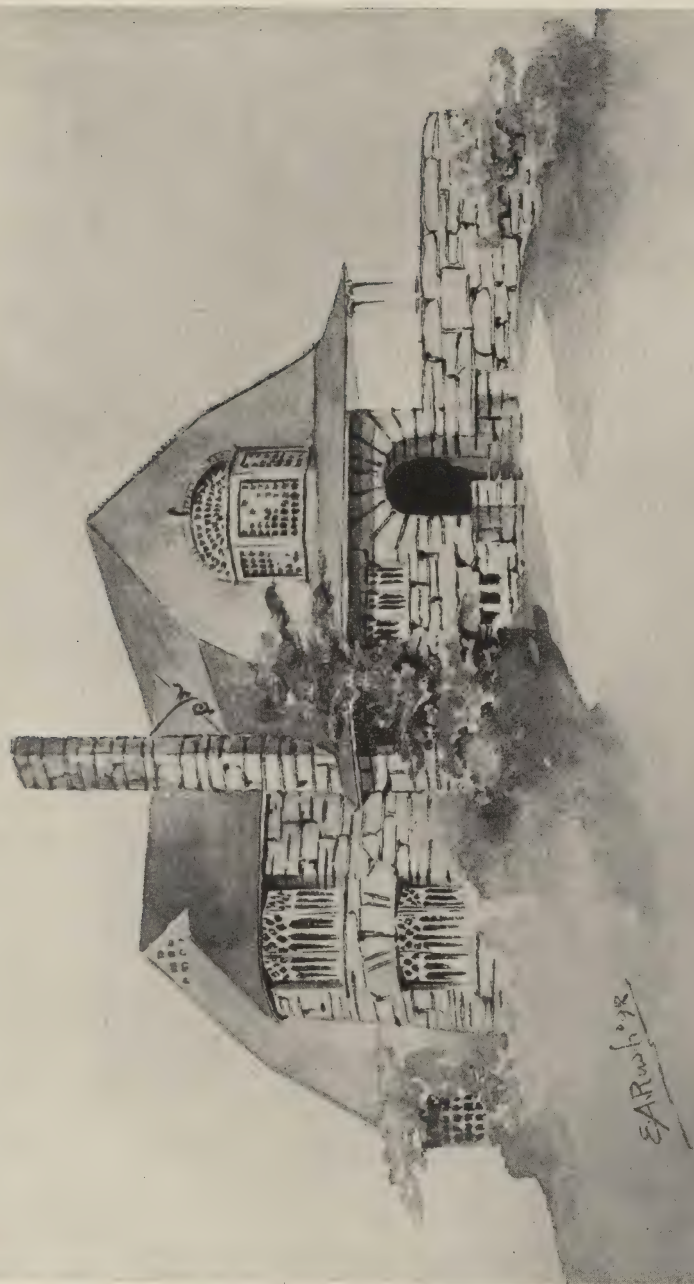
Plans, specifications, and details, complete, \$35.00,





Special Design 250.

Sketches on application.



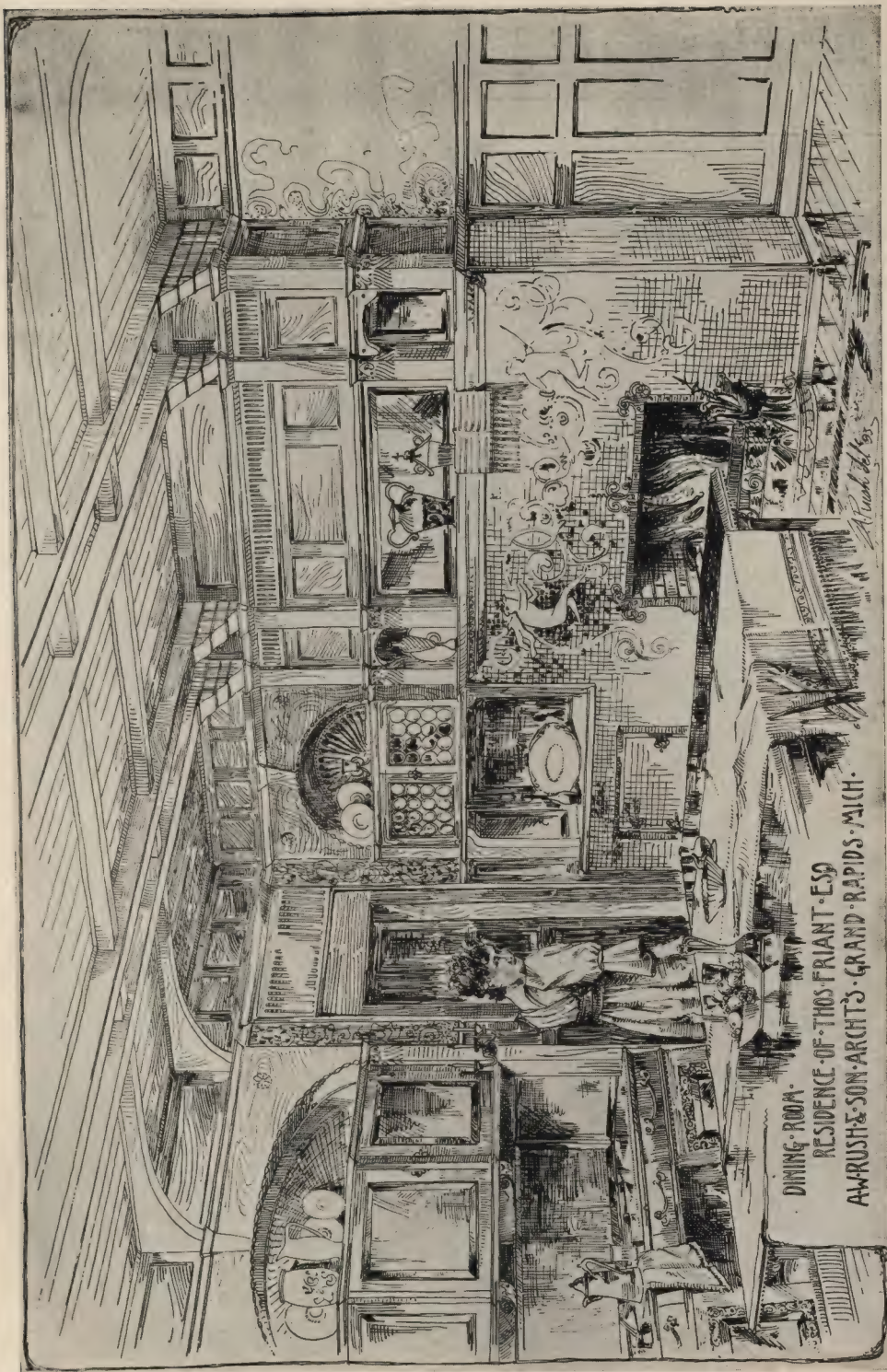
*Sketches on application.*

Special Design 251.



Design for Stable, No. 252.





DINING ROOM.  
RESIDENCE OF THOS. FRIANT, ESQ.  
AWRUSH & SON ARCHTS. GRAND RAPIDS, MICH.







THE DEN.



THE DINING ROOM.

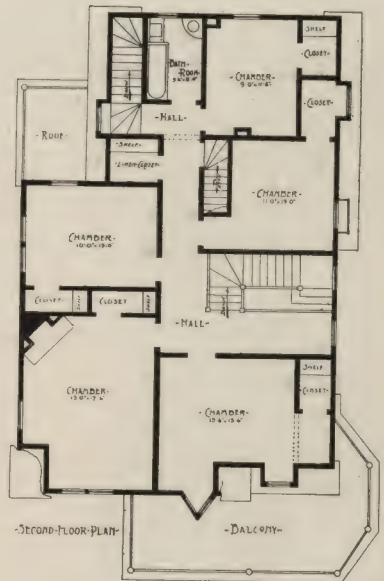
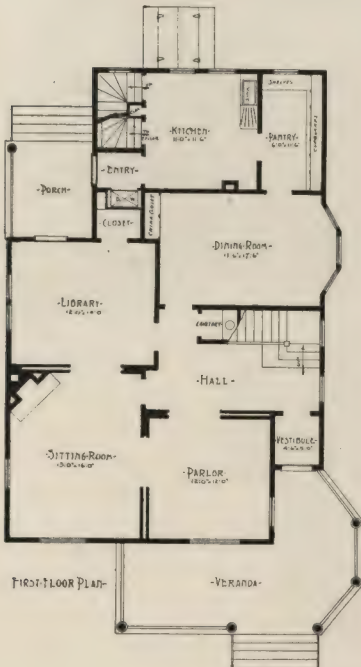




THE RECEPTION HALL, HOUSE NO. 104.



THE ENTRANCE, HOUSE NO. 104.



Design 139.

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### THE PRACTICAL PROBLEM—Continued.

The servants' and service rooms consist in general of the Kitchen, Pantries, Laundries, Dairies, Store Rooms, Servants' Hall, Bed Rooms, Bath Rooms and Verandas. These rooms are subject to the general division of private and service.

The public thoroughfares include the principal Porches, Vestibule, Entrance Hall, Inner Hall, etc.

The family private thoroughfares include the Family Stair Hall, Family Corridors, etc.

The private and service thoroughfares are between the family and service rooms.

The servants' thoroughfare is between the servants' rooms or servants' and service rooms.

By the application of the above to any plan you will be able to test its merits, because the principle upon which it is based is correct.

THE ARCHITECTS.



# CABOT'S CREOSOTE SHINGLE STAINS



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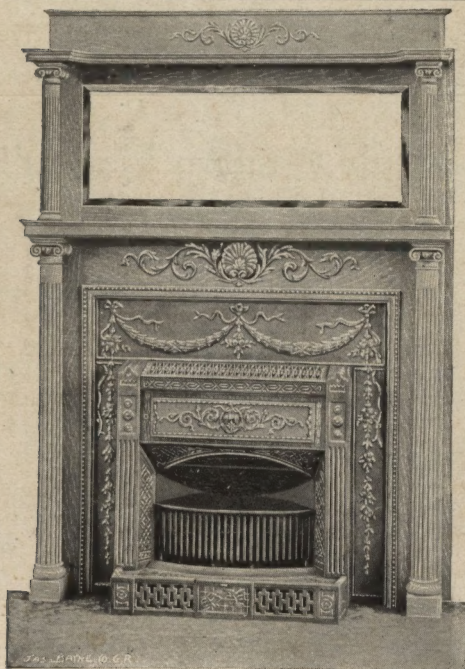
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PLATE 53.

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